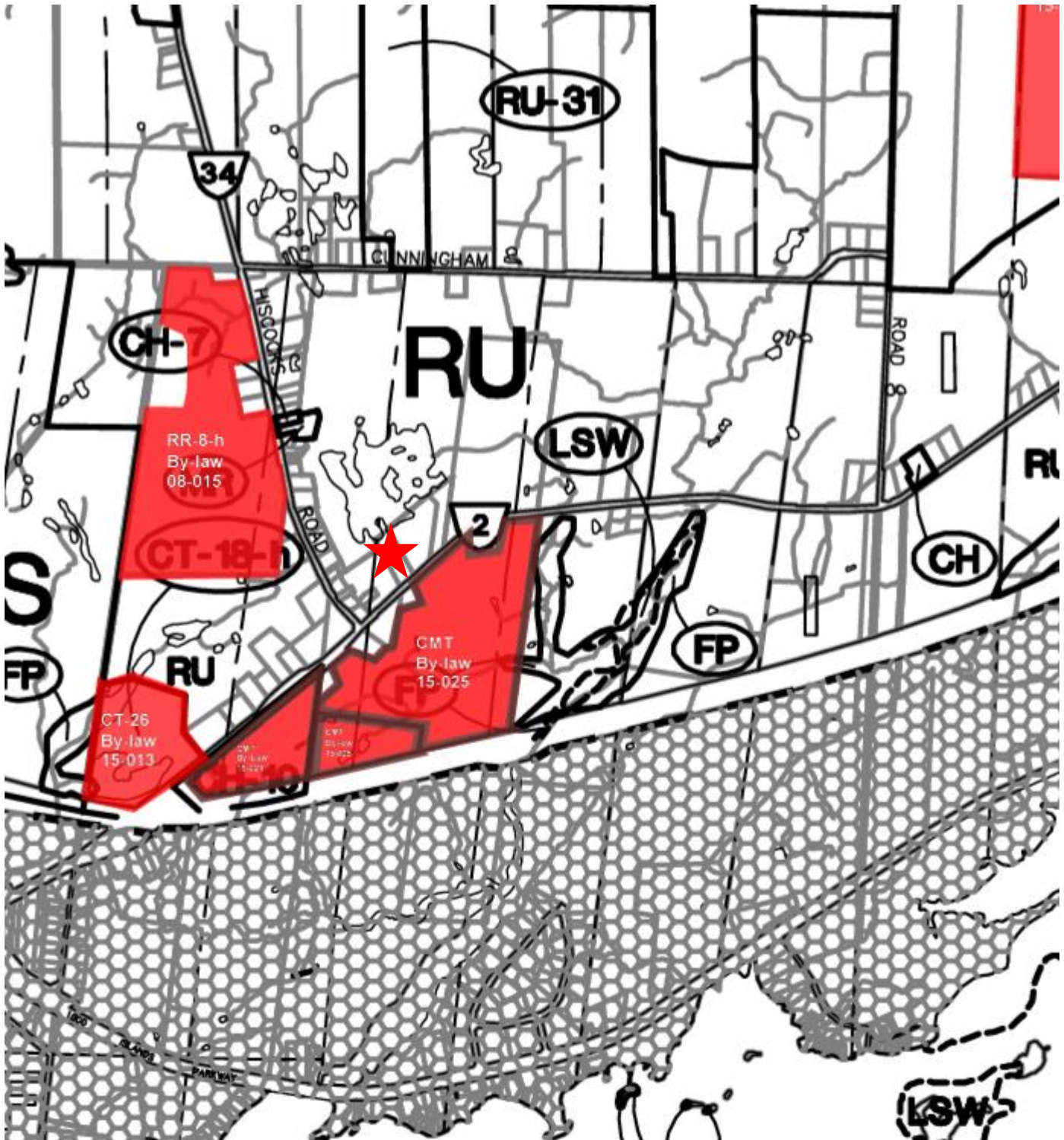


Zoning Information

452 County Road 2 Gananoque



RU – Rural Residential Zone



THE CORPORATION OF THE TOWNSHIP OF
LEEDS AND THE THOUSAND ISLANDS

ZONING BY-LAW NO.07-079



Consolidated By-Law
Amended January 4, 2023

"This is an office consolidation. Please refer to the original by-laws enacted by Council if doubt exists as to the content or accuracy of the contents."

November 2007



SECTION 11 RURAL ZONES

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Rural Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

11.1 Rural (RU) Zone

(a) Permitted Uses:

- accessory dwelling;
- agricultural use;
- cannabis production and processing;
- cemetery;
- conservation use;
- duplex dwelling;
- group home
- kennel
- marine facility
- on-farm agriculture related use
- on-farm diversified use
- place of worship
- recreation facility
- semi-detached dwelling
- seasonal worker accommodation
- single detached dwelling
- trail system
- underground dwelling
- veterinary establishment
- wayside pit and quarry

(b) Zone Requirements:

(i) Single Detached Dwelling.

Lot Area (minimum)		
Waterfront	1.0 ha	(2.5 acres)
Non-Waterfront	6000 m ²	(1.5 acres)
Lot Frontage (minimum)		
Waterfront	60.0 m	(196.85 ft.)
Non-Waterfront	45.0 m	(147.64)

Yard Requirements (minimum)		
Front	7.5 m	(24.61 ft.)
Rear	7.5 m	(24.61 ft.)
Exterior Side	7.5 m	(24.61 ft.)
Interior Side	3.0 m	(9.84 ft.)
Building Height (maximum)	12.0 m	(39.37 ft.)
Lot Coverage (maximum)	10 %	
Dwelling Units per lot (maximum)	1	

(ii) Duplex dwelling, semi-detached dwelling:

Lot Area (minimum)		
Waterfront	Not permitted	
Non-Waterfront	6000 m ²	(1.5 acres)
Lot Frontage (minimum)		
Waterfront	Not permitted	
Non-Waterfront	45.0 m	(147.64)
Yard Requirements (minimum)		
Front	7.5 m	(24.61 ft.)
Rear	7.5 m	(24.61 ft.)
Exterior Side	7.5 m	(24.61 ft.)
Interior Side	3.0 m	(9.84 ft.)
Building Height (maximum)	12.0 m	(39.37 ft.)
Lot Coverage (maximum)	10 %	
Dwelling Units per lot (maximum)	2	

(iii) Conservation Use, Forestry Use, Riding Stable, Agricultural Use:

Lot Area (minimum)		
Conservation Use, Forestry Use	4.0 ha	(9.88 acres)
Riding Stable, Agricultural Use	2.0 ha	(4.94 acres)
Lot Frontage (minimum)	100.0 m	(328.08 sq. ft.)
Yard Requirements (minimum)		
Front	15.0 m	(49.21 ft.)
Rear	15.0 m	(49.21 ft.)
Exterior Side	15.0 m	(49.21 ft.)
Interior Side	6.0 m	(19.68 ft.)
Building Height (maximum)	12.0 m	(39.37 ft.)
Lot Coverage (maximum)	5%	
Accessory Dwelling Units per Lot (maximum)		1

(iv) Wayside pit, wayside quarry:

Yard Requirements (minimum)		
Front	12.0 m	(39.37 ft.)
Rear	12.0 m	(39.37 ft.)

Exterior Side	12.0 m	(39.37 ft.)
Interior Side	6.0 m	(19.68 ft.)

(v) Other Uses:

Lot Area (minimum)	6000 m ²	(1.5 acres)
Lot Frontage (minimum)	45.0 m	(147.64 ft.)
Yard requirements (minimum)		
Front	7.5 m	(24.61 ft.)
Rear	10.5 m	(34.45 ft.)
Exterior Side	7.5 m	(24.61 ft.)
Interior Side	6.0 m	(19.68 ft.)
Building Height (maximum)	12.0 m	(39.37 ft.)
Lot Coverage (maximum)	10%	
Dwelling Units per Lot (maximum)		
Accessory dwelling	1	
Duplex or semi-detached	2	

(c) Special Exceptions:(i) RU-1

On the lands zoned RU-1, only the following buildings shall be permitted.

- single detached dwelling with a maximum ground floor area of 125 m² (1346 sq. ft.);
- frame garage with a maximum ground floor area of 40 m² (431 sq. ft.);
- frame garage with a maximum ground floor area of 30 m² (323 sq. ft.).

(ii) RU-2

On the lands zoned RU-2, only the following buildings shall be permitted:

- single detached dwelling with a maximum ground floor area of 157.0 m² (1690 sq. ft.);
- frame shed with a maximum ground floor area of 63.0 m² (678 sq. ft.) which may be located a minimum of 0.6 m (2ft.) from the westerly side lot line;
- frame shed with a maximum ground floor area of 18.0 m² (194 sq. ft.).

(iii) **RU-3**

On the lands zoned RU-3, an antique store shall also be permitted.

(iv) **RU-4**

On the lands zoned RU-4, an airport shall be permitted along with buildings and structures accessory thereto. The zone requirements set out in Section 11.1 shall apply.

(v) **RU-5**

On the lands zoned RU-5, the minimum lot area shall be 11.0 ha (27.18 acres).

(vi) **RU-6**

On the lands zoned RU-6, the minimum lot area shall be 12.0 ha (29.65 acres).

(vii) **RU-7, Assessment Roll No. 812-010-09000, 812-010-09100**

On lands zoned RU-7, the minimum lot area for an agricultural use shall be 8.5 ha (21 acres).

(viii) **RU-8**

On the lands zoned RU-8, the following zone requirements shall apply:

Lot Area (minimum)	4.0 ha	(9.88 acres)
Lot Frontage (minimum)	95.0 m	(311.68 ft.)
Yard Requirements for Agricultural Buildings (minimum)		
Front	70.0 m	(229.66 ft.)
Rear	320.0 m	(1049.87 ft.)
Sides	30.0 m	(98.43 ft.)

(ix) **RU-9, Assessment Roll No. 812-040-08700, 812-010-02900**

On the lands zoned RU-9, the minimum lot area shall be 5.5 ha (13.59 acres).

(x) **RU-10**

On the lands zoned RU-10, the minimum lot area shall be 12.5 ha (30.89 acres).

(xi) **RU-11,**

On land zoned RU-11, a communications facility is permitted.

(xii) **RU-12, Roll No. 816 025 14553**

On the land zoned RU-12, the minimum required lot frontage shall be 34 metres (111.5 ft.)

(xiii) **RU-13, Assessment Roll No. 816-015-29603**

On the land zoned RU-13, the following provisions shall apply:

- The minimum Lot area shall be 4.0 hectares (10 acres);
- The minimum water frontage shall be 100.0 metres (328 feet);
- Development of the property shall occur only in a manner and in locations that result in the site development runoff, both permanent and temporary, and inclusive of septic waste, being directed away from the fore slope area of Red Horse Lake, so that infiltration of runoff will occur in areas away from Red Horse Lake and in back slope areas or areas that produce the same effect as back slope areas; and
- All new structures are constructed a minimum of 30.0 metres (98.43 ft.) from the high water mark of Red Horse Lake. Within the 30.0 metre (98.43 ft.) setback the natural vegetation will be maintained and enhanced.

On the part of lands zoned RU-13 (Assessment Roll No. 816-015-29600), the following use will be prohibited: Agricultural use.

(xiv) **RU-14, Assessment Roll No. 816-020-07900**

On the land zoned RU-14, the following provisions shall also apply:

- Development of the property shall occur only in a manner and in locations, that result in the site development runoff, both permanent and temporary, and inclusive of septic waste, being directed away from the fore slope area of Red Horse Lake as well as Long Reach, so that infiltration of runoff will occur in areas away from Red Horse Lake as well as Long Reach and in back

slope areas or areas that produce the same effect as back slope areas;

- All new structures be constructed a minimum of 30.0 metres (98.43 ft.) from the high water mark of Long Reach and Red Horse Lake. Within the 30 metres (98.43 ft.) setback the natural vegetation will be maintained and enhanced;
- An Environmental Impact Statement be completed and approved for any development occurring within the wetland area or 120.0 metres (393.7 ft.) of the wetland boundary.

(xv) **RU-15, 82 Ivy Lea Road, Assessment Roll No. 812-025-17302**

On land zoned RU-15, a triplex dwelling is permitted.

(xvi) **RU-16, 122 Woodvale Road, Assessment Roll No. 816-015-12610**

On the land zoned RU-16, the following provisions shall apply:

- A dwelling consisting of the existing floor area of approximately 27.7 m² (299ft.²), plus the addition of 38.6m² (416ft.²) located on the west side of the existing dwelling; and
- Setback from the high water mark of Killenbeck Lake: 10 metres (32.8 ft.).

(xvii) **RU-17, Assessment Roll No. 816-025-28000**

The lands zoned RU-17, a telecommunication tower is the only permitted use with access from a private right-of-way.

(xviii) **RU-18, Part of Lot 16, Concession 7, Township of Lansdowne, 166 Woodvale Road, Assessment Roll No. 816-015-16510**

On the lands zoned RU-18, the required frontage shall be 30 metres (98.43 ft.).

(xix) **RU-19, Assessment Roll No. 816-020-26203**

On lands zoned RU-19, any building or structure shall be set back a minimum of 15 metres (49.21 ft.) from the high water mark and no structure or building shall be erected on the subject lands with an elevation of less than 92.9 metres (304.79 ft.). An accessory sleeping cabin is a permitted use in addition to the single dwelling.

(xx) **RU-20, Provision Deleted from Zoning By-law as replaced with RS-55 (By-law 21-052)**

(xxi) **RU-21, Assessment Roll No. 816-015-25304**

On the lands zoned RU-21, a special 23.0 metre (75.46 ft.) setback from the high water mark shall be required in addition to all other provisions of the Rural zone.

(xxii) **RU-22, Assessment Roll No. 816-020-27000**

On the lands zoned RU-22, a special minimum lot area of 2950 m² (31754.6 sq.ft.) shall be required from the wetland boundary, in addition to all other provisions of the Rural (RU) zone.

(xxiii) **RU-23, Assessment Roll No. 816-020-31105, 816-020-31106, 816-02031107, 816-020-31108, 816-020-31109**

On the lands zoned RU-23, a special minimum lot area of 0.8 ha (1.98 acres), plus a special 30.0 m (98.43 ft.) setback from the wetland boundary shall be required, in addition to all other provisions of the Rural (RU) zone. Further, openings in buildings shall not be erected below 93.2 metres (305.77 ft.) geodetic elevation.

(xxiv) **RU-24**

On the lands zoned RU-24, the permitted uses shall be:

- single detached dwelling
- forestry use.

(xxv) **RU-25, Assessment Roll No. 816-010-06639**

On lands zoned RU-25, all openings into any building or structure shall be at a minimum elevation of 86.4 metres (283.46 ft.) geodetic. The water setback for the existing shed shall be 3.7 metres (12.14 ft.) and the setback from the private right-of-way for the existing privy shall be 4.3 metres (14.10 ft.). An accessory sleeping cabin is a permitted use in addition to the single dwelling.

(xxvi) **RU-26, Assessment Roll No. 816-015-09200**

On lands zoned RU-26, no openings in any building or structure shall be at an elevation of less than 86.4 metres (283.46 ft.) geodetic.

(xxvii) **RU-27, Assessment Roll No. 812-040-09200**

On the land zoned RU-27, the minimum lot area shall be 7.0 ha (17.3 acres).

(xxviii) **RU-28, No longer applicable for 812-010-10700 with the passing of By-Law 21-028 Application Z-2021-008)**

(xxix) **RU-29, Assessment Roll No. 812-040-12006**

On the land zoned RU-29, no dwelling shall be permitted and no livestock barn or manure storage shall be permitted within 180 m (590.55 ft.) of any dwelling. The existing pole barn shall only be used for the storage of feed and equipment.

(xxx) **RU-30, Assessment Roll No. 812-020-06506**

On the land zoned RU-30, the minimum Lot Frontage shall be 9.0 m (29.53 ft.).

(xxxii) **RU-31, Assessment Roll No. 812-020-27602**

On the land zoned RU-31, a Garden Suite defined as a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable and having a maximum floor area of 110 m² (1184.07 sq. ft.) shall be permitted for a period up to ten years from the date of passing of this By-law.

(xxxiii) **RU-32**

On the lands zoned RU-32, the minimum lot area shall be 10.0 ha (24.71 acres).

(xxxiv) **RU-33, Assessment Roll No. 816-015-12419, 816-015-12411**

On the lands zoned RU-33, a special 30.0 m (98.4 ft.) setback shall be required from the wetland boundary, in addition to all other provisions of the Rural (RU) zone.

(xxxv) **RU-34, 137 Lyndhurst Rd, Assessment Roll No. 816-030-02300 (By-Law 08-031, Application ZB03/08)**

Notwithstanding any provision of subsection 11.1 a) of this By-law to the contrary, on the lands identified as Rural, Special Exception Thirty-Four (RU-34), a residential dwelling is not permitted.

(xxxv) **RU-35, 514 1000 Islands Parkway, Assessment Roll No. 812-025-14700 (By-Law 09-056, Application ZB06-09)**

On the lands zoned RU-35, in addition to all of the permitted uses in the Rural Zone, a private lane and an entrance accessing the KOA campground along with associated signage shall be permitted. All structures on the residential lots shall be located on the north side of the existing private right-of-way that provides access to the KOA campground.

(xxxvi) **RU-36, Pt Lots 3/4, Conc 10, Assessment Roll No. 816-020-23010 & 816-020-23275 (By-law 12-005, Application ZB10/10)**

- a) The lands identified with shaded tone and serrated edges on Schedule "A" to this By-Law be zoned "RU-35";
- b) That the setback from the high water mark for the lands to be zoned RU-36 be 40 metres;
- c) That for the lands described as Parts 8, 9 & 10 in Plan of Survey 28R-13299 and Parts 3 & 6 in Plan of Survey 28R-12934, the holding 'h' provision in place on the subject lands adjacent to the PSW Zone be lifted; and
- d) That Schedule "C" to By-law No. 07-079 is amended in accordance with the provisions of this By-law.

(xxxvii) **RU-37, 271 Fitzsimmons Road, Assessment Roll No. 812-025-14850 (By-law 13-049, Application ZB07/13)**

Notwithstanding anything contained in Section 11.1(a), permitted uses, on the lands identified as RU-37, the following additional use shall be permitted:

- i. Boat storage

(xxxviii) **RU-38, 956 Eden Grove Road, Assessment Roll No. 812-030-05802, 807 Kyes Road (parcel west of Kyes Road) from Roll No. 812-035-03500 (By-law 15-030, Application ZB02/15)**

On lands zoned RU-38, a landscaping business shall be permitted which includes open storage and staging area of materials but shall exclude chipping and composting of materials.

- (xxxix) **RU-39, Retained Lands from 181 Tower Road, Assessment Roll Number to be assigned from Consent Application B-49-16 (By-law 17-009, Application Z-2017-001)**

Notwithstanding anything contained in section 11.1(a) to the contrary, on lands zoned RU-39 residential uses of any type shall be prohibited.

- (xi) **RU-40, 41 Steacy Road, Assessment Roll No. 812-030-06505 (By-law 17-044, Application Z-2017-08)**

On lands, zoned RU-40, a conference centre (also referred to as a multi-use event venue) is permitted subject to the following:

- (a) The business shall be conducted by the permanent residents of the dwelling on the lot.
- (b) Interior Side Yard Setback (minimum) – 12 m (39.4 ft) including a 3 m (9.8 ft) area of landscaped open space. Interior Side Yard Setback (minimum) for the west side lot line for the existing barn at 41 Steacy Rd – 8.1 m (26.6 ft) including a 3 m (9.8 ft) area of landscaped open space.
- (c) Rear Yard Setback (minimum) – 15 m including a 3 m area of landscaped open space.
- (d) Site plan approval.

- (xli) **RU-41, 4682 County Rd 2, Assessment Roll No. 812-015-03301 (By-law 18-067, Application Z-2018-08)**

Notwithstanding the provisions and permitted uses of the Rural zone, a Sleeping Cabin will be an additional permitted use on lands zoned RU-41.

- (xlii) **RU-42, (Severed Parcel of 547 Dulcemaine Rd with Frontage on Sand Bay Road), Assessment Roll No. 812-040-08000 (By-Law 19-036, Application Z-2019-008)**

On lands zoned RU-42, residential development will be prohibited.

- (xlili) **RU-43, 1995 Outlet Road, Assessment Roll No. 812-040-04200 (By-Law 19-045, Application Z-2019-010)**

Notwithstanding section 11.1(a), on lands zoned RU-43, a grain elevator shall be a permitted use on the subject lands.

- (xliv) **RU-44, 596 Lyndhurst Rd, Assessment Roll No. 816-025-27700 (By-Law 20-013, Application Z-2019-006)**

On lands zoned RU-44 a Multi-Use Event Venue is permitted subject to the following:

- i. A Multi- Use Event Venue shall mean a location where events are held, including but not limited to weddings, parties, meetings, family reunions, and corporate events. The event locations can include, but not be limited to, tents, gazebos, barns and open areas;
- ii. The maximum capacity shall be 250 persons; and
- iii. Overnight accommodation associated with the Multi-Use Event Venue shall be prohibited.

- (xlv) **RU-45, 90 Thomas Rd, Assessment Roll No. 816-030-07200 (By-law 20-040, Application Z-2020-003)**

On the lands zoned RU-45 there shall be no separation distance requirement between a residential use and any land zoned Mineral Resource Bedrock exception 1 (MRB-1).

- (xlvi) **RU-46, 161 Thomas Road, Assessment Roll No. 816-030-11102 (By-law 21-012, Application Z-2021-006)**

On the lands zoned RU-46 the following separation distance requirements shall apply for the development of a residential use on the subject property:

- From a Mineral Resource, Bedrock (MRB) Zone 20 metres
- From a Mineral Resource, Quarry (MRQ) Zone 140 metres

- (xlvii) **RU-47, 560 Junetown Road, Assessment Roll No. 809-020-06600 (By-law 21-011, Application Z-2021-004)**

Notwithstanding the provisions of this by-law to the contrary, on the lands designated RU-47 on Schedule 'A' to this by-law the following provisions shall apply:

- i. In addition to the uses permitted in the Rural Zone, an Accessory Building Construction Facility shall be permitted.
- ii. For the purpose of the RU-47 the following definition shall apply:
 - a) **Accessory Building Construction Facility** shall mean a premises used for the construction and prefabrication of small buildings and accessory buildings which are produced for sale. This may

include the on-site sale of finished product. This definition does not include an Industrial Use or Manufacturing Industry otherwise defined herein.

- iii. Notwithstanding Section 3.25(f)(i), on lands zoned Rural Special Exception 47 (RU-47) the maximum driveway width shall be 15.24 metres.

(xlviii) **RU-48, 3388 County Rd 3, Assessment Roll Number 08-12-816-015-24902-0000 (By-law 21-072, Application Z-2021-016)**

Notwithstanding the provisions of this by-law to the contrary, on the lands designated 'RU-48' on Schedule 'A' to this by-law the following provisions shall apply:

- i. In addition to the uses permitted in the Rural Zone, a home-based business and habitable room shall be permitted in an accessory structure.
- ii. Notwithstanding Section 3.31(b), on lands zoned Rural Special Exception 48 (RU-48) the minimum waterbody setback for an addition to the existing dwelling shall be 20 metres.

(xlix) **RU-49, 2092 Blue Mountain Road, Assessment Roll Number 08-12-812-040-12008 (By-law 22-008, Application D14-2022-001)**

Notwithstanding the provisions of this by-law to the contrary, on the lands designated 'RU-49' on Schedule 'A' to this by-law the following provisions shall apply:

- i. The maximum setback of any structure on the property from Blue Mountain Road shall be 70m.

(l) **RU-50, Lekx Road, Assessment Roll Number 08-12-812-020-28800 (By-Law 22-025, Application D14-2022-002)**

Notwithstanding the provisions of this by-law to the contrary, on the lands designated 'RU-50' on Schedule 'A' to this by-law the following provisions shall apply:

- i. The maximum setback of any building or structure on the property from the front lot line shall be 58.7 metres.
- ii. The minimum setback of any building or structure on the property from the front lot line shall be 7.5 metres.
- iii. The minimum setback of any building or structure on the property from the west interior side lot line shall be 389.7 metres.

- iv. The minimum setback of any building or structure on the property from the east interior side lot line shall be 156.5 metres.

(ii) **RU-51, Lekx Road, Assessment Roll Number 08-12-812-020-28802 (By-Law 22-025, Application D14-2022-002)**

Notwithstanding the provisions of this by-law to the contrary, on the lands designated 'RU-51' on Schedule 'A' to this by-law the following provisions shall apply:

- i. The maximum setback of any building or structure on the property from the front lot line shall be 65.3 metres.
- ii. The minimum setback of any building or structure on the property from the front lot line shall be 14.3 metres
- iii. The minimum setback of any building or structure on the property from the west interior side lot line shall be 12.2 metres.
- iv. The minimum setback of any building or structure on the property from the east interior side lot line shall be 58.8 metres.

(iii) **RU-52, 549 Station Road, Assessment Roll Number 08-12-812-020-26500 (By-Law 22-031, Application D14-2022-004)**

Notwithstanding the provisions of this by-law to the contrary, on the lands designated 'RU-51' on Schedule 'A' to this by-law, a Contractor's Shop or Yard shall be permitted as an additional permitted uses in the RU zone.

The following provisions shall apply to a Contractor's Shop or Yard in the RU-52 zone:

Minimum Front Yard	175 metres
Minimum Rear Yard	10.5 metres
Minimum Interior Side Yard	6 metres

11.2 Additional Provisions for Rural Zones

(a) Rural Home-Based Business

A Rural Home-Based Business shall be permitted in the Rural (RU) Zone provided that such use conforms with Section 3.12.

(b) Wayside Quarries

Notwithstanding any provision of this By-law, no wayside quarry shall be permitted within the separation distances established in Section 3.30.

(c) Cemeteries

Notwithstanding the provisions of Section 11.1, cemeteries shall conform with the provisions of the Cemeteries Act.

(d) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.