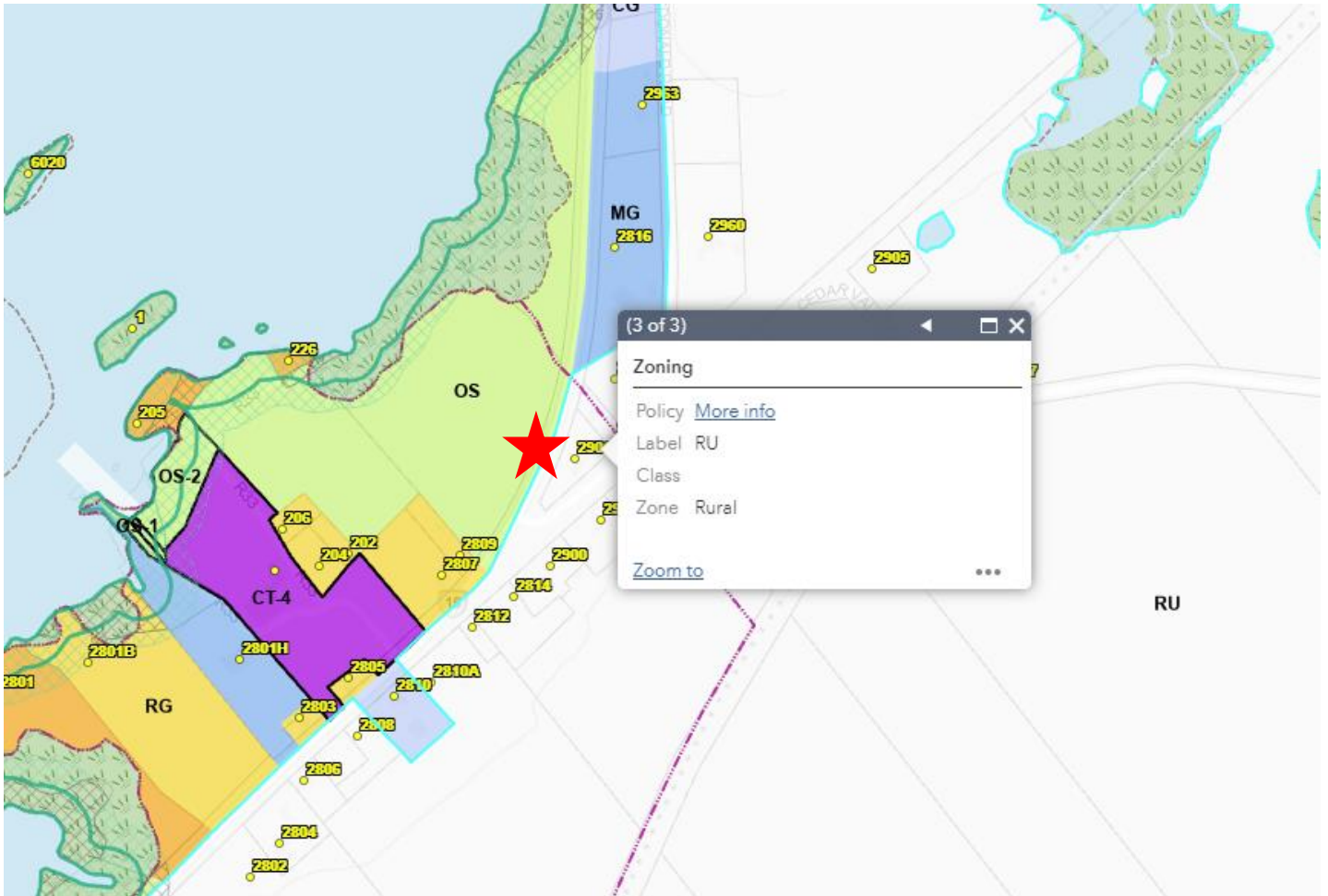


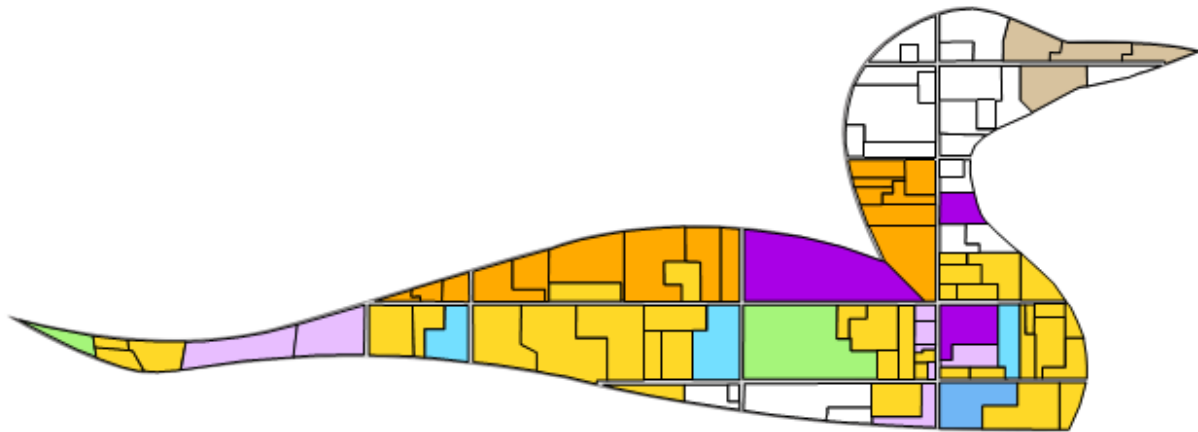
Zoning Information

2901 Cedar Valley Road, Portland



RU – Rural Residential Zone

TOWNSHIP OF RIDEAU LAKES ZONING BY-LAW NO 2023-50



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SECTION 11 – RURAL ZONES

11.1 Rural (RU) Zone

1. Permitted Uses

accessory dwelling
 accessory dwelling unit
 additional residential unit
 agricultural use
 bed and breakfast
 conservation use
 duplex dwelling
 existing cemetery
 kennel
 place of worship
 portable asphalt plant
 semi-detached dwelling
 single dwelling
 wayside pit
 wayside quarry

2. Zone Provisions

- Lot Area (minimum)
 - Single dwelling, duplex dwelling, semi-detached dwelling 4050m²
 - Other permitted uses 1ha
- Lot Frontage (minimum) 60m
- Yards (minimum)
 - Front
 - Lots designated **Settlement Areas** in Official Plan 6m
 - All other lots 10m
 - Exterior Side 6m
 - Interior Side 6m
 - Rear 7.5m
- Dwelling Unit Area (minimum) 75m²
- Building Height (maximum) 10m
- Lot Coverage (maximum)
 - Area within 60m of a water body 10%
 - All other lots/areas 20%
- Floor Space Index for area within 60m of a water body (maximum) 15%
- Dwellings per Lot (maximum) 1
- Additional Residential Unit (maximum) 2

3. **Additional Provisions**

1. **General Provisions**

In accordance with Section 3 hereof.

2. **Minimum Separation Distance of a New or Expanding Livestock Facility from a Dwelling**

Notwithstanding any other provisions of this By-law, new or expanding livestock facilities shall comply with the Minimum Distance Separation II (MDS II), as issued by the Ministry of Agriculture and Food.

4. **Special Exception Zones**

1. **RU-1** (*Part of Lot 13, Concession 7, North Crosby – Newboro*)

Notwithstanding the provisions of Section 11.1.1 to the contrary, on the lands zoned RU-1, a multiple dwelling shall be an additional permitted use, and shall be subject to the following provision:

- Dwelling units (maximum) 4 units

2. **RU-2** (*Part of Lot 6, Concession 9, North Crosby – Newboro*)

Notwithstanding the provisions of Section 11.1.1 to the contrary, on the lands zoned RU-2, a butcher shop shall be an additional permitted use.

3. **RU-3** (*Part of Lot 10, Concession 3, South Crosby*)

Notwithstanding the provisions of Section 11.1.1 to the contrary, on the lands zoned RU-3, a golf driving range shall be an additional permitted use, and shall be subject to the following provision:

- Parking spaces (minimum) 1 space per tee box plus 1 additional space

4. **RU-4** (*Part Lot 8, Concession 3, South Crosby*)

Notwithstanding the provisions of Section 11.1.1 to the contrary, on the lands zoned RU-4, a custom workshop and contractors yard shall be permitted uses. (#2006-72 - June, 2006)

5. **RU-5** (*Part Lot 13 and Part Lot 14, Concession 2, South Elmsley*)
(*Part Lot 8 and Part Lot 9, Concession 2, South Elmsley*)

Notwithstanding the provisions of Section 11.1.1 to the contrary, on the lands zoned RU-5, a golf course shall be a permitted use. (#2006-76 and #2006-77 - June, 2006)

6. **RU-6** (*Part Lot 23 and 24, Concession 2, RP 28R-6663, Bastard & South Burgess*)

Notwithstanding the provisions of Section 11.1.1 to the contrary, on the lands identified as RU-6, the storage of vehicles and boats shall be a permitted use. (#2007-81 – October, 2007)

7. **RU-7** (*Part Lot 6, Concession 7, North Crosby - Newboro*)

Notwithstanding the provisions of Section 11.1.1 to the contrary, on the lands identified as RU-7, a live steam track and associated uses shall be permitted uses. (#2008-39 – May 5, 2008)

8. **RU-8** (*Part Lot 18, Concession 7, North Crosby – Newboro*)

Notwithstanding the provisions of Section 11.1.1 to the contrary, on the lands identified as RU-8, the construction of a dwelling within 203m of the adjacent barn is precluded and a sugar shack would be a permitted use. (#2009-90 – November, 2009)

9. **RU-9** (*Part of Lot 20, Concession, South Elmsley*)

Notwithstanding the provisions of 11.1.2 to the contrary, on the lands identified as RU-9, a minimum 258m setback shall be required between any future dwelling and the nearest adjacent livestock facility. (#2010-24 – March, 2010)

10. **RU-10** (*Part of Lot 4, Concession 7, North Crosby – Newboro*)

Notwithstanding the provisions of Section 11.1.2 to the contrary. On the lands zoned RU-10, a minimum 160m setback shall be required between any future dwelling and the neighbouring livestock facility north of the subject lands. (#2010-42 – May, 2010)

11. **RU-11** (*Part Lot 18, Concession 9, South Crosby*)

Notwithstanding the provisions of Section 3.21 to the contrary, on the lands identified as RU-11, the required 500m development setback surrounding a Disposal Industrial Zone (MD) (i.e. landfill) shall be reduced to 150m. (#2010-60 – June, 2010)

12. **RU-12** (*Part of Lot 23, Concession 5, South Elmsley*)

Notwithstanding the provisions of Section 11.1.1 to the contrary, on

the lands zoned RU-12, Custom Workshop and Tradespersons Establishment shall be considered permitted uses. This Special Exception Zone shall only encompass the first 60m of the property from Old Kingston Road and west of private road R9. (#2010-80 – August, 2010)

13. **RU-13** (*Part of Lot 15, Concession 9, North Crosby – Newboro*)

Notwithstanding the provisions of Section 3.21 to the contrary, on the lands zoned RU-13, a minimum 232m setback shall be required between any future dwelling and the nearest adjacent livestock facility. The future construction of a dwelling shall occur within the “buildable envelope” as identified by By-law 2011-4. (#2011-4 – February, 2011)

14. **RU-14** (*Part Lot 18 and 19, Concession 9, Bastard & South Burgess*)

Notwithstanding the provisions of 11.1.2 to the contrary, on the lands zoned RU-14, the following is permitted: (#2011-31 – May, 2011)

- Lot Frontage (minimum) 34m

Notwithstanding the provisions of Section 11.1.1 to the contrary, on the lands zoned RU-14, no structure, existing as of May 2011, shall be used as a livestock facility. (#2011-31 – May, 2011)

15. **RU-15** (*Part of Lot 13, Concession 1, South Crosby*)

Notwithstanding the provisions of Section 11.1.1 to the contrary, on the lands zoned RU-15, a professional or business office shall be an additional permitted use. (#2011-33 – May, 2011)

16. **RU-16** (*Part of Lot 6, Concession 1, Bastard & South Burgess*)

Notwithstanding the provisions of Section 11.1.1 to the contrary, on the lands zoned RU-16, the following use shall be permitted: (#2012-86 – December, 2012)

- Dry Land Marina

Notwithstanding the provisions of Section 11.2 to the contrary, on the lands zoned RU-16, the following site specific standards apply:

- Yards (minimum)
 - Exterior Side 10m
 - Interior Side 10m
 - Rear 10m

17. **RU-17** (*Part of Lot 7, Concession 8, South Crosby*)

Notwithstanding the provisions of Section 11.1 to the contrary, on the lands zoned RU-17, the following additional uses shall be permitted: (#2013-54 – December, 2013)

- contractor's Yard
- transportation Depot

18. **RU-18** (*Part of Lot 21, 22, 23 and 24, Concession 7, Bastard & South Burgess*)

Notwithstanding the provisions of Section 11.1 to the contrary, on the lands zoned RU-18, the following additional uses shall be permitted: (#2013-85 – December, 2013)

- agricultural Products Processing Facility
- feed Supply Outlet
- wholesale Establishment

19. **RU-19** (*Part Lot 6, Concession 9, North Crosby – Newboro*)

Notwithstanding the provisions of Section 11.1 to the contrary, on the lands zoned RU-19, the following additional uses shall be permitted: (#2015-56 – November, 2015)

- custom Workshop
- personal Service limited to a maximum area of 93m²

20. **RU-20** (*Part Lot 3, Concession 3, South Elmsley*)

Notwithstanding the provisions of Section 11.1 to the contrary, on the lands zoned RU-20, the permitted uses shall be restricted to a Custom Workshop.

Notwithstanding the provisions of Section 3.18 to the contrary, on the lands zoned RU-20, two parking spaces in tandem shall be permitted. (#2016-66 – November, 2016)

21. **RU-21-h** (*Part Lot 18, Concession 2, South Elmsley*)

Notwithstanding the provisions of Section 11.1 to the contrary, on the lands zoned RU-21-h, the following additional uses shall be permitted: (#2017-1 – March, 2017)

- winery

Notwithstanding the provisions of Section 11.1 to the contrary, on the lands zoned RU-21-h, the following definition shall apply to the Winery on the lands to which this By-law applies:

Winery: Shall mean buildings or structures, or parts thereof, secondary to the agricultural use of a vineyard and/or fruit farm, where wines are produced and include display, processing of fruit, fermentation, production, bottling, aging and storage of wine and wine related products for use in on-site tasting areas, retail, administrative facilities, and indoor events and outdoor events but shall not include an on-site restaurant. Wine tasting and the offering for sale of locally-grown product samples is considered part of the Winery activity.

Notwithstanding the provisions of Section 11.1 to the contrary, on the lands zoned RU-21-h, the following provisions shall also be permitted for the Winery on the lands to which this By-law applies:

- i. The retail sale of wine produced on-site shall be permitted subject to the following regulations:
 - a. It shall not conflict with any minimum floor area requirement for licensing approval by the Province of Ontario;*
 - b. On-site tasting room and retail floor space shall not exceed the lesser of 75m² or 25% of the total winery floor area (excluding any below ground floor area); and*
 - c. The on-site retail floor space for non-agricultural items and products shall not exceed 5% of the total retail floor space**
- ii. As an accessory use to the Winery, a separate area shall be permitted where food and beverages are offered for consumption for event purposes by the general public under license from the Alcohol and Gaming Commission of Ontario, provided that such use is secondary and accessory to the Winery use.*
- iii. Temporary overnight accommodation shall be permitted on site in an area not to exceed 185.8m². Such temporary overnight accommodation shall be intended to support events held on the property directly related to the production and serving of wines and related products produced on-site.*
- iv. Lands zoned for Winery uses shall be placed in a holding designation until such time that any required supportive studies are completed to the satisfaction of the Township and other commenting agencies.*

Notwithstanding the provisions of Section 11.1 to the contrary, on the lands zoned RU-21-h, the development of the Winery on the lands to which this By-law applies shall be implemented in the following phases:

Phase 1 includes:

- Establishment of the vineyards on-site for future production and winery activity
- Obtaining a commercial license for wine production
- Relocating the barn and stone house to the property

- Obtaining any required building permits to erect the two structures
- Completing and structural, not interior, renovations on the stone house and barn

Phase 2 includes:

- Interior renovations to the stone house to accommodate the winery, tasting and production areas
- Renovating the barn to function as an events facility
- Obtaining the required approvals for the proposed septic system
- Establishing the driveways and parking areas to accommodate vehicular traffic
- Establishing temporary accommodations on-site with a maximum area of 185.8m²

The property is hereby placed into a holding designation. The holding designation requires:

- A supportive Hydrogeological Report and a Servicing Options Report to be completed if the daily litres of effluent exceed 4500l in either of the proposed phases;
- The completion of studies, which may include, but are not limited to, a traffic impact study, a stormwater brief (and if required a stormwater management report), a grading and drainage plan, and a noise study prior to the implementation of Phase 2.

Notwithstanding the provisions of section 11.1 to the contrary, on the lands zoned RU-21-h, existing agricultural use within 30m of the adjacent Provincially Significant Wetland will be permitted.

22. **RU-22** (*Part of Lot 14, Concession 4, South Elmsley*)

Notwithstanding the provisions of Section 3.10.1 to the contrary, on the lands zoned RU-22, no more than 83.6m² of the floor area of the dwelling unit shall be used for the home-based business.

Notwithstanding the provisions of Section 3.10.6 to the contrary, on the lands zoned RU-22 where instruction is provided, there shall be no more than twelve persons, other than the instructor, in attendance at any one time. (#2017-32 – May, 2017)

23. **RU-23-h** (*Part of Lot 11 & 12, Concession 2, Bastard & South Burgess & Lot 9, Part of Lot 8, Part of Lots 10 to 12, Concession 1, Bastard & South Burgess*)

Notwithstanding the provisions of Section 11.1.1 to the contrary, on the lands zoned RU-23-h, the following additional uses shall be permitted in accordance with the noted phasing: (#2017-40 – June, 2017)

- outdoor motor vehicle demonstration facility
- outdoor recreation facility
- Tourist Lodging Establishment (cabins only)

Notwithstanding the provisions of Section 11.1 to the contrary, on the lands zoned RU-23-h, the following definition shall apply to the Outdoor Recreation Facility on the land to which this By-law applies:

Outdoor Recreation Facility: Shall mean buildings, structures, or premises used for commercially based recreational uses such as hiking, snowshoeing, skiing and skating, as well as temporary camping.

Notwithstanding the provisions of Section 11.1 to the contrary, on the lands zoned RU-23-h, the development of the Outdoor Motor Vehicle Demonstration Facility, Outdoor Recreation Facility, and Tourist Lodging Establishment (Cabins only) on the land to which this By-law applies shall be implemented in the following phases:

Phase 1 includes:

- outdoor motor vehicle demonstration facility
- outdoor recreation facility (no temporary camping)

Phase 2 includes:

- tourist lodging establishment (cabins only)
- temporary camping permitted by the outdoor recreation facility

The property is hereby placed into a holding designation. The holding designation requires:

- The completion of studies, which may include, but are not limited to, a servicing study, a natural heritage study, and an emergency management plan, prior to the implementation of Phase 2.

24. **RU-24** (*Part of Lot 7, Concession 7, North Crosby – Newboro*)

Notwithstanding the provisions of Section 11.1.1 to the contrary, on the lands zoned RU-24, a duplex dwelling shall be an additional permitted use. (#2018-50 – November, 2018)

25. **RU-25-h** (*Part of Lots 2 and 3, Concession 3, South Crosby*)

Notwithstanding the provisions of Section 11.1.1 to the contrary, on the lands zoned RU-25-h, the permitted uses shall be:

- accessory dwelling
- accessory dwelling unit

- agricultural use
- bed and breakfast
- community service
- conservation use
- custom workshop
- existing cemetery
- kennel
- marine facility
- place of worship
- portable asphalt plant
- private park
- private school
- restaurant
- retail store
- single dwelling
- tourist campground
- tourist lodging establishment
- wayside pit
- wayside quarry

On the lands zoned RU-25-h, the following definition shall apply to the Private school use on the land to which this By-law applies:

Private School: an educational establishment as defined in the Education Act, and includes any facility which has a body of students and teachers, and which provides primary, elementary, and secondary or adult education courses of study authorized or approved by the Minister of Education for the Province of Ontario. This definition also includes other private schools that provide such courses of study, and that may also provide other specialized training or instruction, whether such private schools are operated for-profit or not-for-profit.

On the lands zoned RU-25-h, for the purposes of a holding zone, the development of the property to which this By-law applies shall be implemented in the following phases:

Phase 1 includes:

- accessory dwelling
- accessory dwelling unit
- agricultural use
- bed and breakfast
- community service
- conservation use
- custom workshop
- existing cemetery
- kennel

- marine facility
- place of worship
- portable asphalt plant
- private school
- single dwelling
- tourist lodging establishment - limited to 4 Cabins and accessory uses which may include accommodation for staff, kitchen facilities, dining areas, meeting rooms and other similar uses
- tourist campground – limited to 16 tents*
- wayside pit
- wayside quarry

* At no point shall Phase 1 of the proposed development exceed 16 tents within the Tourist Campground use and 4 cabins within the Tourist Lodging Establishment use, however these uses shall be considered interchangeable as either 4 cabins are permitted or 16 tents. A combination approach is also permitted at a ratio of 1 cabin to 4 tents.

Phase 2 includes the following additional uses:

- private park
- restaurant
- retail store
- tourist lodging establishment – seasonal camp and removal of the limit on the number of cabins

The property, specifically Phase 2, is hereby placed into a holding designation. The holding designation shall not be lifted prior to:

- The completion of any necessary studies/plans to the satisfaction of the Township, which may include, but is not limited to, a hydrogeological and terrain analysis, an Environmental Impact Study, and an emergency management plan. (#2019-18 & 2019-28 – April, 2019 & 2021-18 – March, 2021)

26. **RU-26** (*Part of Lots 20, 21 & 22, Concession 7, Bastard & South Burgess*)

Notwithstanding the provision of Section 11.1 to the contrary, on lands zoned RU-26 the following additional uses shall be permitted (#2022-27 – July 2020):

- agricultural products processing facility
- feed supply outlet
- wholesale establishment

27. **RU-27-T** (Part Lot 16, Concession 2, South Elmsley)

Notwithstanding the provisions of Section 11.1 to the contrary, on the lands identified as RU-27-T, the following use shall be permitted on a temporary basis of up to 20 years commencing at the date of the passing of this By-law (#2021-15 & 2021-16 – March 2021):

- garden suite

28. **RU-28** (Part Lot 7, Concession 3, South Elmsley)

Notwithstanding the provisions of Section 11.1.1 to the contrary, on the lands zoned RU-28, a multiple dwelling (triplex) shall be an additional permitted use.

Notwithstanding the provisions of Section 11.1.2 to the contrary, on the lands zoned RU-28, the following site specific standard applies (#2021-34 – June, 2021):

- Dwelling Unit Area (minimum) 38m²

29. **RU-29** (Part Lot 7, Concession 5, South Elmsley)

Notwithstanding the provisions of Section 11.1.1 to the contrary, on the lands zoned RU-29, the permitted uses shall be restricted to the following:

- agricultural use
- conservation use
- single dwelling

Notwithstanding the provisions of Section 11.1.2 to the contrary, on the lands zoned RU-29, the following provisions such apply (#2021-59 – October 2021):

- Dwellings per Lot (maximum): 2

30. **RU-30** (Part Lot 8, Concession 3, South Crosby)

Notwithstanding the provisions of Section 11.1.1 to the contrary, on the lands zoned RU-30, a duplex dwelling shall be an additional permitted use. (#2021-73 – Dec, 2021)

31. **RU-31-T** (Part Lot 23, Concession 1, South Crosby)

Notwithstanding the provisions of Section 11.1.2 to the contrary, on the lands zoned RU-31-T, the following use shall be permitted on a temporary basis of up to 20 years commencing at the date of the

passing of this By-Law (#2022-71 – November 2022):

- garden suite

32. **RU-32** (*Part Lot 4, Concession 5, North Crosby – Newboro*)

Notwithstanding the provisions of Section 11.1.1 to the contrary, on the lands zoned RU-32, a multiple dwelling (fourplex) shall be an additional permitted use.

Notwithstanding the provisions of Section 11.1.2 to the contrary, on the lands zoned RU-32, the following provisions such apply (#2022-82 – December 2022):

- Dwelling Units per Lot (maximum): 4

33. **RU-33** (*Part Lot 15, Concession 7, North Crosby – Newboro*)

Notwithstanding the provisions of Section 3.18 to the contrary, on the lands zoned RU-33, the required 500m sensitive land use setback surrounding a Disposal Industrial Zone (MD) shall be reduced to 233m.

Notwithstanding the provisions of Section 11.1.1 and 3.15 to the contrary, on the lands zoned RU-33, an Off-Leash Dog Park shall be an additional permitted use, and shall be subject to the following provision:

- Parking spaces (minimum) 1 per 200m² of fenced in area per Off-Leash Dog Park

Off-Leash Dog Park shall be defined as a designated park that is fully fenced where dogs can be leash free and where no other use within the park shall be permitted.

Notwithstanding the provisions of Section 11.1.3.3 and 3.15 to the contrary, on the lands zoned RU-33, the required 300m residential use setback to a kennel shall be reduced to 240m, and shall be subject to the following provision (#2023-37 – July 2023):

- Parking spaces (minimum) 1 space per 25m² of floor area per Kennel

34. **RU-34** (*Part Lot 8, Concession 5, South Elmsley*)

Notwithstanding the provisions of Section 11.1.2 to the contrary, on the lands zoned RU-34, the following provisions shall apply (#2023-38 – July 2023):

- Lot Frontage (minimum): 45m
- Front Yard (minimum): 45m

35. **RU-35** (*Part of Lot 12, Concession 7 and Part of Lots 12-13, Concession 8, North Crosby – Newboro*)

Notwithstanding the provisions of Section 11.1.3 and 3.21 to the contrary, on the lands zoned RU-35, the required 500m sensitive land use setback to the licensed quarry at Concession 7 Part of Lots 11-13, North Crosby – Newboro shall not apply (#2023-47 – September 2023).