

Part 11.0 - Rural and Aggregate Resource Zones

Description: The following is a description of the Rural and Aggregate Resource Zones. It is provided for the purposes of assisting readers.

- The Rural (RU) Zone applies to lands designated Prime Agricultural Area, Holland Marsh Specialty Crop Area, Rural Area, Agricultural/Long Term Growth Area and Environmental Protection Area in the Town's new OP. The RU Zone also applies to future development lands within the settlement area boundary that are designated for development purposes, but require additional zoning approvals. The Rural (RU) Zone replaces the existing Rural (RU) zone.
- The Aggregate Extraction / Resource (AER) Zone implements the Aggregate Extraction and Resource Areas designation in the OP and replaces the existing Industrial Extractive (M3) Zone.

11.1 Permitted Uses

Uses permitted in the Rural and Aggregate Resource **Zones** are denoted by the symbol '**X**' in the column applicable to that **Zone** and corresponding with the row for a specific permitted **use** in Table 11A.

Table 11A – Permitted Uses in Rural and Aggregate Resource Zones

Use	RU	AER
Accessory apartment	X	
Agricultural use	X	X
Agricultural-related use	X	
Agri-tourism uses	X (2)	
Animal clinic	X	
Asphalt plant		X
Bed and breakfast establishment	X	
Commercial fill operation for the purpose of site restoration		X
Concrete batching plant		X
Conservation use	X	
Dwelling, single-detached	X	
Equestrian Uses	X	
Farm implement sales and supply establishment	X	
Farm produce outlet	X(1)	
Forest management	X	X
Greenhouse	X	
Group home	X(4)	
Home child care	X	

Use	RU	AER
Home business	X	
Kennel	X (3)	
Mineral aggregate operation		X
Nursery	X	
On farm diversified use	X	
Portable asphalt plant		X
Portable concrete plant		X

Special Provisions:

- (1) Maximum **gross floor area** of retail sales per lot – 500 m².
- (2) **Buildings and structures** shall not exceed 250 m² of **gross floor area**.
- (3) Subject to Section 4.15.
- (4) Subject to Section 4.12.

11.2 Zone Standards

Regulations for uses permitted in Section 11.1 are set out in Table 11B. A number(s) following the **Zone** standard, **Zone** heading or description of the standard, indicates that one or more special provisions apply. These special provisions are listed below Table 11B (as applicable).

Table 11B – Zone standards for the RU and AER Zones

STANDARD	RU	AER
Minimum lot frontage	60.0 m	-
Maximum lot area for legally existing single detached dwelling unit deemed surplus to farming operation	2.0 acres	-
Minimum front yard	7.5 m	15.0 m
Minimum rear yard	7.5 m	
Minimum interior side yard	7.5 m	
Minimum exterior side yard	7.5 m	
Maximum building height	11.0 m (1)	-
Maximum lot coverage	15 %	-

Special Provisions

- (1) In accordance with Section 4.13, maximum **height** shall not apply to **buildings and structures** used for:
- i. **Agricultural uses;**
 - ii. **Agricultural-related uses;**
 - iii. **Agri-tourism uses;**
 - iv. **Equestrian uses; and,**
 - v. **Greenhouse.**

