

SECTION 6 – ZONE PROVISIONS

6.20 – Rural (RU) Zone

6.20 RURAL (RU) ZONE

6.20.1 PERMITTED USES

No person shall with a Rural (RU) Zone use any land or erect, alter or use any building or structure except as permitted or required herein.

6.20.1.1 Residential uses

6.20.1.1.1 Single family dwelling house

6.20.1.1.2 Group home

6.20.1.1.3 Home occupation

6.20.1.2 Non-residential uses

6.20.1.2.1 Conservation uses

6.20.1.2.2 Farm

6.20.1.2.3 Farm produce outlet

6.20.1.2.4 Forestry

6.20.1.2.5 Kennel

6.20.1.2.6 Riding or boarding stable

6.20.1.2.7 Uses permitted in the Community Facility (CF) Zone

6.20.1.2.8 Wayside pit or quarry

* Public uses in accordance with the provisions of this By-law.

6.20.1.3 Accessory uses

Uses, buildings and structures accessory to any of the permitted uses in accordance with 4.1 of this By-law.

OMB File # R880022

6.20.1.4 Floor area and yard requirements for residential uses

The floor area and yard requirements for residential uses as specified in 6.5 hereof shall apply within the Rural (RU) Zone.

6.20.1.5 REGULATIONS FOR NON-RESIDENTIAL USES

6.20.1.5.1 Minimum lot area: 6 hectares

6.20.1.5.2 Minimum lot frontage: 70 metres

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- 6.20.1.5.3 Minimum ground floor area: none
- 6.20.1.5.4 Maximum lot coverage: none
- 6.20.1.5.5 Maximum height of building: 15 metres
- 6.20.1.5.6 Minimum landscaped open space: 10 percent
- 6.20.1.5.7 Minimum landscaped open space for “farm” or forestry: nil
- 6.20.1.5.8 Minimum yards
 - 6.20.1.5.8.1 Front yard depth: 15 metres
 - 6.20.1.5.8.2 Exterior side yard width: 15 metres
 - 6.20.1.5.8.3 Interior side yard width: 10 metres
 - 6.20.1.5.8.4 Rear yard depth: 7.5 metres
- 6.20.1.5.9 Setback from centre line of street
 - 6.20.1.5.9.1 Provincial highway: 33.4 metres
 - 6.20.1.5.9.2 County road: 28.4 metres
 - 6.20.1.5.9.3 Township road: 25.1 metres
 - 6.20.1.5.9.4 Where a service road is a requirement, an additional setback of 12.2 shall be provided
- 6.20.1.6 REGULATIONS FOR DETACHED ACCESSORY BUILDINGS
 - 6.20.1.6.1 Exterior side yard width: 15 metres
 - 6.20.1.6.2 Interior side yard width: 3 metres
 - 6.20.1.6.3 Rear yard depth: 3 metres
- 6.20.1.7 REGULATIONS FOR OFF-STREET PARKING
 - Refer to Section 4.15**
- 6.20.1.8 REGULATIONS FOR HOME OCCUPATIONS
 - Refer to Section 4.8**
- 6.20.1.9 SPECIAL PROVISIONS
 - 6.20.1.9.1 Separation requirements
(2016-86) File No.: B-77-1001

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A barn, shelter or stable for domestic animals or fowl and a feed lot or manure storage area shall be located in accordance with the MDS II formula developed by the Ontario Ministry of Agriculture, Food and Rural Affairs, or any successor thereto.

6.20.1.9.2 Farm produce sales

A farm produce sales outlet shall be permitted in a lot in the Rural (RU) Zone provided that the majority of the produce is from the farm on which the outlet is located.

6.20.1.9.3 Commercial kennel

A Commercial Kennel on a lot in the Rural (RU) Zone shall be erected no closer than 45 metres to the interior side and rear lines and no closer than 90 metres from the front or exterior lot line.

RU-1 (Included in subsection 5.22)

(3081) 5.22 Notwithstanding the provisions of Sections 4.13, 6.20.1.5.1, 7.116.5 and 7.117.1 to the contrary, on that part of Lot 6, Concession 8 south of Townsend Road shown as RU-1 on Schedule A6 the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.22.1 Regulations for non-residential uses

5.22.1.1 Minimum lot area: 5 hectares

5.22.2 Notwithstanding the provisions of Sections 4.13, 7.116.5 and 7.117 of this By-law to the contrary the front lot line and lot frontage for lands zone RU-1 shall be determined utilizing the line abutting the road allowance of 8th Concession Road even though the lands situated between the RU-1 zone and the subject front lot line are zoned H (Hazard) and PA (Prime Agriculture).

RU-2 (Included in subsection 5.25)

(3074) – Deleted in it's entirety and relaced by the following:
(2021-129)

5.25 Notwithstanding the provisions of Sections 4.13, 6.20.1.1, 6.20.1.5.1, 6.20.1.5.2, 7.116.5 and 7.117.1 to the contrary, on that part of Lot 24, Concession 6, north of the 6th Concession Road, known municipally as 543 Thrasher Road, shown as RU-2 of Schedule A5 the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.25.1 Permitted uses

1. Conservation uses
2. Farm
3. Forestry

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4. Riding or boarding stable
5. A transition home with activities including education services, life skills classes, community services and recreational activities.

The transition home will provide on-site accommodation in the form of dormitories or bunkhouses. Support services, including meal preparation and laundry services will also be provided.

Maximum number of buildings = 8 including:

- Maximum number of stand-alone dormitories/bunk houses = 2
- Maximum number of residents = 22
- 1 activity building with activity rooms/studios/workroom on main floor and dormitory on second floor
- 1 chapel
- 1 workshop
- 1 barn for home industry
- 1 existing log cabin
- 1 existing lean-to cover

5.25.2 Regulations

1. Minimum lot area: 5.2 hectares
2. Minimum lot frontage: 52 metres
3. Maximum individual building footprint: 400 m²
4. Minimum setback from any point along southern property line: 15 m
5. Minimum distance between buildings: 4 m
6. Minimum setback from H – Hazard Zone: 30 m

5.25.3 MINIMUM LOT LINE

Notwithstanding the provisions of Sections 4.13, 7.116.5 and 7.117.1 of this By-law to the contrary the front lot line and the lot frontage for lands zoned RU-2 shall be determined utilizing the line abutting the road allowance of the 6th Concession Road (Thrasher Road) even though the lands situated between the RU-2 Zone and the subject front lot line are zoned RR (Rural Residential).

RU-3 (Included in subsection 5.58)

(3133) 5.58 Notwithstanding the provisions of Sections 4.13, 6.20.1.5.2, 7.116.5 and 7.117.1 to the contrary, on that part of Lot 2, Concession 8 shown as RU-3 on Schedule A6 as amended, the following special provision shall apply in addition to all other applicable provisions of this By-law:

5.58.1 Front lot line

5.58.1.2 The front lot line and lot frontage for lands zoned RU-3

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shall be determined utilizing the front lot line and lot frontage of the PA-9 zone abutting Townsend Road as shown on Schedule A6 as amended.

5.58.2 Minimum lot frontage: 45.72 metres (150 feet)

RU-4 (Included in subsection 5.63)

(3166) 5.63 Notwithstanding the provisions of Sections 6.20.1.5.1, 6.20.1.5.2, 7.116.5, 7.117.1 and 4.13 to the contrary, on that part of Part Lot 26, Broken Front Concession shown as RU-4 on Schedule A3 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.63.1 Minimum lot area: 3.2 hectares (8 acres)

5.63.2 The front lot line and lot frontage for lands zoned RU-4 shall be determined utilizing the front lot line of the lands zoned Rural Residential (RR) lying north of and adjacent to lands zoned RU-4.

RU-5 (Included in subsection 5.67)

(3173) 5.67 Notwithstanding the provisions of Sections 4.13, 6.20.1.5.2, 7.116.5 and 7.117.1 to the contrary, on that part of Part Lot 7, Concession 5 shown as RU-5 on Schedule A2 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.67.1 Front lot line

5.67.1.2 The front lot line and lot frontage for lands zoned RU-5 shall be determined utilizing the front lot line and lot frontage of the “D” zone abutting Harmony Road as shown on Schedule A2 as amended

5.67.2 Minimum lot frontage: 10 metres (33 feet)

RU-6 (Included in subsection 5.128)

(3595) 5.128 Notwithstanding the provisions of Section 6.20.1.5.1 to the contrary on that part of Lot 22, Concession 8, in the Township of Thurlow shown as RU-6 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.128.1 Minimum lot area: 4.89 hectares (12.1 acres)

RU-7 (Included in subsection 5.130)

(3595) 5.130 Notwithstanding the provisions of Section 6.20.1.5.2 to the contrary on that part of Lot 22, Concession 8, in the Township of Thurlow shown as RU-7 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

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5.130.1 Minimum lot frontage: 0

RU-8 (Included in subsection 5.127)
(3593) 5.127 Notwithstanding the provisions of Section 6.20.1.1 to the contrary, on that part of Lot 3, Concession 7, in the Township of Thurlow, shown as RU-8 on Schedule A6 as amended, the following special provision shall apply in addition to all other applicable provisions of this By-law:

5.127.1 Residential uses shall include a converted dwelling house containing a maximum of two units.

RU-8 (Included in subsection 5.145)
(3651) 5.145 Notwithstanding the provisions of Section 6.20.1.5.2 to the contrary, on that part of Lots 4 and 5, Concession 6, in the Township of Thurlow as shown on Schedule A2, as amended, is hereby amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.145.1 Minimum combined lot frontage: 53.3 metres (175 feet)

RU-8
(98-139) File No.: B-77-592
1136 Bethel Road, (part of Lot 22, Concession 8), formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

6.20.1.9.4 Notwithstanding the provisions of Sections 6.20.1.5.1, 6.20.1.5.8.1, and 4.1.2, on that part of Lot 22, Concession 8, in the City of Belleville, within the area shown as RU-8 the following restrictions shall apply:

6.20.1.9.4.1 Minimum lot area: 4 hectares

6.20.1.9.4.2 Minimum front yard setback for existing structures: 6 metres

6.20.1.9.4.3 The existing accessory structures shall be permitted in the front yard

6.20.1.9.4.4 Maximum number of livestock units permitted: 5.

RU-9 (Included in subsection 5.146)
(3654) 5.146 Notwithstanding the provisions of Sections 6.20.1.5.1 and 4.1.2 to the contrary on that part of Lot 5, Concession 9, in the Township of Thurlow as shown as RU-9 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of the By-law:

5.146.1 Structures existing at the time this By-law is passed, are permitted in the front yard.

5.146.2 Minimum lot area: 4 hectares (10 acres)

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- RU-10** (Included in subsection 5.147)
(3655) 5.147 Notwithstanding the provisions of Section 6.20.1.5.2 to the contrary on that part of Lot 13, Concession 9, in the Township of Thurlow shown as RU-10 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:
- 5.147.1 Minimum lot frontage: 20 metres (66 feet).
- RU-11** (Included in subsection 5.153)
(3676) 5.153 Notwithstanding the provisions of Sections 6.20.1.5.8.4 and 6.20.1.6.3 to the contrary, on that part of Lot 25, Concession Broken Front, in the Township of Thurlow as shown as RU-11 on Schedule A1 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:
- 5.153.1 Minimum rear yard setback: 457.2 metres (1500 feet)
- RU-12** (Included in subsection 5.169)
(3733) 5.169 Notwithstanding the provisions of Section 6.19.1.5.2 to the contrary on that part of Lot 23, Concession 2, in the Township of Thurlow shown as RU-12 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of this By-law:
- 5.169.1 Minimum lot frontage: Nil
- RU-13** (Included in subsection 5.175)
(3778) 5.175 Notwithstanding the provisions of Sections 6.20.1.5.1 and 6.20.1.5.2 to the contrary on that part of Lot 6, Concession 8, in the Township of Thurlow shown as RU-13 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of this By-law:
- 5.175.1 Minimum lot area: 2 hectares (5 acres)
- 5.175.2 Minimum lot frontage: 58.80 metres (198 feet)
- ~~**RU-14** (Included in subsection 5.181)
(3808) 5.181 Notwithstanding the provisions of Section 6.20.1.5.2 to the contrary on that part of Lot 31, Concession 7, in the Township of Thurlow shown as RU-14 on Schedule A6 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:~~
- ~~5.181.1 Minimum lot frontage: 60.4 metres (198 feet)~~
- (2021-25) 5.181 Notwithstanding the provisions of Section 6.20.1.5.2 to the contrary on that Part of Lot 31, Concession 7 (287A Shannon Road) and Part of Lot 31, Concession 7, Part 1 of 21R-17165 (263 Shannon Road) formerly in the Township of Thurlow, shown as RU-14 on Schedule A6 as

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amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.181.1 Minimum lot frontage: 45 metres

RU-15 (Included in subsection 5.186)

(3846) 5.186 Notwithstanding the provisions of Section 6.20.1.5.1, to the contrary on that part of Lot 30, Concession 9, in the Township of Thurlow, shown as RU-15 in Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.186.1 Minimum lot area: 3.3 hectares (8.1 acres).

RU-16 (Included in subsection 5.187)

(3846) 5.187 Notwithstanding the provisions of Section 6.20.1.5.1, to the contrary on that part of Lot 30, Concession 9, in the Township of Thurlow, shown as RU-16 in Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.187.1 Minimum lot area: 2.7 hectares (6.635 acres).

RU-17 (Included in subsection 5.190)

(3851) 5.190 Notwithstanding the provisions of section 6.20.1.5.1 to the contrary on that part of Lot 10, Concession 8, in the Township of Thurlow shown as RU-17 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of the By-law:

5.190.1 Minimum lot area: 4.18 hectares (10.33 acres)

RU-18 (Included in subsection 5.196)

(3894) 5.196 Notwithstanding the provisions of Section 6.20.1.5.8.4 to the contrary on that part of Lot 6, Concession 4, Township of Thurlow, show as RU-18 on Schedule A attached hereto, the following special provision shall apply in addition to all of the other applicable provisions of the RU Zone established by By-Law 3014:

5.196.1 Minimum rear yard setback for all cemetery plots from the north lot line: 91 metres (300 feet)

RU-18 OMB Files: Z 940076, Z 940085
Order dated April 17, 1996
Thurlow Zoning File 4/94

5.192 Notwithstanding the provisions of Sections 6.2.1.1 and 6.2.1.2 to the contrary on that part of Lot 14, Concession 7, in the Township of Thurlow shown as RU-18 on Schedule A, attached hereto, the following special provisions shall apply in addition to all of the other applicable provisions of the

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RU Zone as established by By-law Number 3014:

5.192.1 Residential uses: prohibited

5.192.2 Non-residential uses: shall be restricted only to those passive recreation uses which do not require buildings or structures.

RU-19 (Included in subsection 5.206)

(3923) 5.206 Notwithstanding the provision of Section 6.20.1.5.1 to the contrary on that part of Lot 7, Concession 9, in the Township of Thurlow shown as RU-19 on Schedule A attached hereto, the following special provisions shall apply in addition to all other applicable provisions of the By-law:

5.206.1 Minimum lot area: 5 hectares

RU-20

(99-59) File No.: B-77-604
Part Lot 27, Concession 6, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

6.20.1.10 Notwithstanding and in addition to the provisions of Section 6.20.1.5, a minimum 30 metre setback shall be required for any building or manure storage facility from the Hazard land Zone boundary along the north bank of Parks Creek.

RU-21

(2006-23) File No.: B-77-785
Part of Lot 3, Concession 6, formerly in the Township of Thurlow, Now City of Belleville, County of Hastings

6.20.1.11 Notwithstanding the provisions of Subsection 6.20.1.5.2, within the area zoned RU-21 the minimum lot frontage shall be 55 metres.

RU-22

(2011-163) File No.: B-77-905
286 Clearview Road, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

6.20.1.12 Notwithstanding the provisions of Subsections 6.20.1.5.2 and, 6.20.1.9.1.1 within the area zoned RU-22 the minimum lot frontage shall be 50 metres and the minimum distance between a shelter for the keeping of horses and a Residential Zone shall be 50 metres.

RU-23

(2012-141) File No.: B-77-918
499 Airport Parkway, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

6.20.1.13 Notwithstanding the provisions of Subsections 6.20.1.1 within the area

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zoned RU-23 a single detached residential dwelling shall not be permitted.

RU-24

(2015-152) File No.: B-77-985

593 Mudcat Road, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

6.20.1.14 Notwithstanding the provisions of Subsection 4.1.2 within the area zoned RU-24, the dwelling existing on the date of the passing of this By-Law shall be permitted to be used as an accessory building subject to the issuance of a change of use permit.

RU-h

(2017-140) File No.: B-77-1027

Part of Lots 2 & 3, Concession 6, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

6.20.1.15 Notwithstanding the provisions of Subsection 6.20.1, within the area zoned RU-h, no person shall erect any building or structure or use the land for any purpose other than the use existing on the day of the passing of this by-law. The h-holding symbol shall be removed in accordance with the provisions of the Planning Act, R.S.O., 1990, as amended, when the Municipality is satisfied that drainage has been properly addressed, including the installation of an appropriate culvert.

(2018-135) (NOTE TO FILE: By-Law Number 2018-135 passed August 27, 2018 removed 'h' - holding symbol on this property.)

RU-26

(2018-67) File No.: B-77-1045

5144 Old Highway 2, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

6.20.1.16 Notwithstanding the provisions of Subsection 6.20.1.5.1 and 6.20.1.5.2., within the area zoned RU-26, the minimum lot area shall be 1.9 hectares, and the minimum lot frontage shall be 60 metres to permit the keeping of up to 85 chickens and 15 beehives. It is further noted that beekeeping is not subject to local zoning controls, but is rather regulated by the Ontario Bees Act.

RU-27

(2020-31) File No.: B-77-1098

125 Mitchell Road, Plan 21R 25511, Pt It 25, BFC Part 8, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

6.20.1.17 Notwithstanding the provisions of Section 6.20.1.5.1 of By-Law 3014, within the lands zoned RU-27 the required minimum lot area shall be 5.8 acres.

RU-28

(2020-231) File No.: B-77-1122

1187 Bethel Road, formerly in the Township of Thurlow, now in the City of

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Belleville, County of Hastings

- 6.20.1.18 Notwithstanding the provisions of Section 6.20.1 of this By-law to the contrary, permitted uses within the lands zoned RU-28 shall be restricted to a parking lot in association with a gravel pit; and Notwithstanding the provisions of Section 6.20.1.5.1 to the contrary, the lands zoned RU-28 shall have a minimum lot area of 2.9 hectares.

RU-29

(2021-170) File No.: B-77-1145

240 Bethel Road, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

- 6.20.1.19 Notwithstanding the provisions of Section 6 and Section 4 of By-law 3014, within the lands zoned RU-29, a cabin establishment consisting of a maximum of four (4) tourist cabins shall be permitted as an accessory use, subject to the following provisions:
- a) Maximum size: 18.6 square metres (200 sq. ft.) per cabin;
 - b) Minimum interior side yard width: 15 metres;
 - c) Minimum rear yard depth: 15 metres;
 - d) The minimum distance between a parking area for the cabin establishment and an adjacent residential lot shall be 1.5 metres and shall include a landscape buffer consisting of trees or hardy bushes.”