

Rural Exceptions 201r-300r (Section 240)

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
201r	RG1[201r]	- agricultural use limited to a greenhouse - retail store limited to a farm produce outlet or a garden centre	all uses except for: - animal hospital - light manufacturing use limited to fabrication of wooden garden furniture and accessories - storage yard limited to a landscaping business or open storage accessory to a permitted - accessory warehouse	- maximum size of storage yard and any outdoor display area of 550 m ²
202r	RU[202r]		all uses except for: - agricultural use limited to a fish hatchery - accessory detached dwelling	
203r	AG, RU[203r]	- research and development centre involving electro magnetic interference and open field site testing		
204r	RU[204r]	- garden suite		- the garden suite is a temporary permitted use for a period of time effective August 23, 2006 and expiring August 23, 2009 - following expiration of the temporary zoning, the lands will revert to the underlying RU zone
205r	AG[205r]	- garden suite		- the garden suite is a temporary permitted use for a period of time effective December 8, 2004 and expiring December 8, 2007 - following expiration of the temporary zoning, the lands will revert to the underlying AG zone
206r	AG[206r]			- minimum lot width of 7.5 m
207r	RC[207r]	- agricultural use limited to a greenhouse		
208r	AG[208r]	- garden suite		- the garden suite is a temporary permitted use for a period of time effective August 14, 1998 and expiring August 14, 2008 - following expiration of the temporary zoning, the lands will revert to the underlying AG zone
209r	AG[209r]	- storage yard limited to a provincial truck inspection station		
210r	AG[210r]	- storage yard limited to the storage and		

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		maintenance of bulk propane trucks - heavy industrial use limited to the storage and sale of propane		
211r	AG[211r]	- retail store limited to a garden centre	all uses except for: - agricultural use - detached dwelling	- one accessory detached dwelling permitted per 6,000 m ² or part thereof of gross floor area of greenhouses with one only further accessory mobile home permitted for the next 6,000 m ² or part thereof of gross floor area of greenhouses
212r	RC3[212r]		all uses except for: - retail store limited to a building supply outlet, a farm implement dealership or a farm produce outlet	
213r (By-law 2011-124)	RC3[213r]	- agricultural use limited to a greenhouse or nursery - service and repair shop - storage yard limited to a landscape business - warehouse limited to a self-storage warehouse or a wholesale use accessory to a permitted use	all uses except for: - animal hospital - restaurant - retail store limited to a building supply outlet, farm implement dealership, farm produce outlet, garden centre or second hand shop	-minimum of 5 parking spaces required
214r	AG[214r]			- despite Section 128 – <i>Home-Based Business in RU and AG Zone</i> , the permitted indoor storage of cars, trucks, boats, snow-mobiles, recreational vehicles or similar items are allowed in only the existing buildings on the lot as of the date of passing of this by-law
215r (By-law 2009-347)	V1H[215r]			- no part of any building or structure shall be located closer than 15 metres to the normal highwater mark - additions and accessory structures, maximum 24 square metres in floor area as measured from the outside walls, are permitted within the 30 metre setback from watercourses and waterbodies as long as the addition or accessory structure is no closer than the principal building to the water - uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade are permitted to project a maximum of 2 metres from a principal building

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				located within the 30 metre setback from watercourses and waterbodies - uncovered, unenclosed features such as decks or platforms where the walking surface is higher than 0.6 m above adjacent grade are permitted to project a maximum of 2 metres, but no closer than 1 metre from any lot line, from a principal building located within the 30 metre setback from watercourses and waterbodies - minimum front yard setback for lots abutting watercourses or waterbodies: 3 metres
216r	RU[216r]		all uses except for: - two dwelling units, one of which must be designed and constructed for the use of the physically handicapped	
217r	AG[217r]			- despite Section 128 – <i>Home-Based Business in RU and AG Zone</i> , an outdoor storage yard no greater in area than 700 m ² is permitted for the temporary storage of accident vehicles pending transfer off-site
218r	RU[218r]	- planned unit development limited to six detached dwellings		
219r	RC3[219r]	- light industrial use limited to a heating contractor's shop or a motor repair shop - post office	all uses except for: - automotive dealership - automobile service station - restaurant - retail store limited to a rental outlet or an accessory use to a permitted use	
220r	RU[220r]	- retirement home		- either a retirement home or a detached dwelling is permitted not both
221r (Subject to By-law 2012-11)	RC[221r]	- medical facility - office	all uses except for: - two accessory dwelling units	
222r	RG1[222r]		all uses except for: - accessory detached dwelling -light manufacturing use limited to a cabinet maker, welding or woodworking shop - service and repair shop - storage yard limited to a municipal storage yard, contractor's or tradesman's yard or	

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			shop - truck transport terminal including maintenance garage - warehouse	
223r	RU[223r]	- garden suite		- the garden suite additional permitted use is a temporary permitted use for a period of time effective between September 12, 2001 and expiring September 12, 2011 - following expiration of the temporary zoning, the lands will revert to the underlying RU zone
224r	RC5 SCH 11r[224r]-h	- amusement park limited to a waterslide park and mini-putt conditional uses: - recreational and athletic facility limited to an indoor rink - theatre limited to a covered outdoor stage	all uses except for: - park conditional uses: - campground - dwelling unit for a caretaker	- despite Section 101 – <i>Minimum Parking Space Rates</i> , a total of 600 parking spaces are required - maximum building height as per Schedule 11r - the holding symbol may only be removed by amendment to this by-law upon compliance with the following: (a) until such time as site plan, hydrology and road construction issues have been addressed to the satisfaction of the City
225r	RC5 SCH 11r[225r]-h	- parking lot to accommodate parking for use on lands zoned RC5[224r]-h	all uses except for: - accessory campground to permitted uses on lands zoned RC5[224r]-h	- maximum building height as per Schedule 11r - the holding symbol may only be removed by amendment to this by-law upon compliance with the following: (a) until such time as site plan, hydrology and road construction issues have been addressed to the satisfaction of the City
226r (By-law 2014-65)	RC5[226r]-h, RC5[226r]	- amusement park limited to a mini-putt - golf course limited to a driving range - recreational and athletic facility limited to an indoor rink - retail store limited to a garden centre conditional uses: -amusement centre limited to an indoor games area - amusement park limited to a waterslide park and outdoor games area -theatre limited to a covered outdoor stage	all uses except for: - campground - park conditional uses: - restaurant	- the holding symbol may only be removed by amendment to this by-law upon compliance with the following: (a) until such time as site plan, hydrology and road construction issues have been addressed to the satisfaction of the City
227r	RC5[227r] S11r-h	- amusement centre limited to an indoor games area - amusement park limited to an outdoor games area	all uses except for: conditional uses: - campground - dwelling unit for a caretaker - park	- the holding symbol may only be removed by amendment to this by-law upon compliance with the following: (a) until such time as site plan, hydrology and road construction

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		and mini-putt - golf course limited to a driving range - motel - restaurant conditional uses: - amusement park limited to a waterslide park - retail store limited to a garden centre		issues have been addressed to the satisfaction of the City - maximum building height as per Schedule 11r
228r	RC[228r]	- parking lot to accommodate parking for use on lands zoned RC3 on the abutting lot to the east	all RC land uses	
229r	RU[229r]		all uses except for: - storage yard limited to a cartage business including vehicle storage and maintenance building	- maximum building floor area of 600m ²
230r	RU[230r]	- garden suite		- the garden suite is a temporary permitted use for a period of time effective November 17, 1998 and expiring November 17, 2008 - rear yard setback for the garden suite of 50 m to ensure adequate distance from the mineral aggregate lands to the west - following expiration of the temporary zoning, the lands will revert to the underlying RU zone
231r	RC2[231r]		all uses except for: - automobile rental establishment limited to a limousine rental business - artist studio limited to a photography studio - accessory detached dwelling	
232r (By-law 2012-334)	RU[232r]	- townhouse dwellings		- despite Section 131, Planned Unit Development, the provisions of said section do not apply and instead the provisions of the RU zone apply with the maximum number of townhouse dwellings being as exists as of the date of adoption of this by-law
233r	RI5[233r]	- correctional facility		- maximum building height of 20 m
234r	RU[234r]	- heavy industry use limited to the storage and/or processing of agricultural products		
235r	RI6[235r]	- detached dwelling		- minimum lot width of 45 m
236r (By-law 2018-171)	RI5[236r]	- artist studio - instructional facility - storefront industry or light industrial use limited to craft		

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		industry and related retail sales conditional use: - office limited to telemarketing use - residential care facility		
237r	AG[237r]	- retail store limited to a garden centre - warehouse limited to the floral packaging and shipment		- retail store limited to a maximum size of 600 m ² - warehouse limited to a maximum floor space index of 0.17
238r	RG1[238r]	- agricultural use	all uses except for: - warehouse limited to a self-storage facility conditional use: -bed and breakfast -detached dwelling-storage yard limited to exterior storage and a vehicle storage area but not including an automobile salvage operation or scrap yard	- maximum building height of 11 m - maximum floor space index of 0.50 - a maximum of 40% of any lot not covered by buildings may be used as a storage yard
239r	RU[239r]	- environmental preserve and education area limited to a seasonal camp including cabins		- despite the definition environmental preserve and education area, buildings are permitted
240r	RU[240r]	- amusement park limited to a club for target shooting		
241r (OMB Order, File #PL080959 issued May 20, 2009)	RR5[241r]	- environmental preserve and education area		- minimum lot area 0.3 ha - maximum number of dwellings units permitted in the zone is 89 units - minimum lot width: 30 m - minimum rear yard setback: 7 m - minimum interior side yard setback: 1.2 m - maximum lot coverage: no maximum
242r	RG1[242r]		- automobile dealership - automobile service station - gas bar - truck transport terminal	
243r	RG1[243r]		all uses except for - warehouse limited to self-storage facility - heavy equipment and vehicles sales, rental and servicing - storage yard limited to storage, maintenance and repair of industrial vehicles	(i) minimum required landscaped area: a. 2m ² per metre of lot frontage, which must be located within 6.0 metres of the front lot line b. 2.5 metres in width provided abutting an RU Zone (ii) exterior storage restricted to 85% of the lot area, and no exterior storage may be located within 6 metres of any street or an RU Zone

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				(iii) minimum required setbacks: a. front yard setback of 4.0 metres for administrative office or industrial garage b. 8.0 metre setback from an RU Zone, and c. 1.0 metre setback from any other lot line (iv) minimum lot area- 9 hectares. (v) minimum parking rate for administrative office of 5 spaces per 100 square metres of gross floor area. (vi) at least one designated area for a receptacle to contain garbage prior to collection must be provided; the storage area for a garbage receptacle must have clear access via a driveway with a minimum width of 3.0 metres. (vii) maximum permitted FSI- 0.6 (viii) Opaque screen a minimum of 1.8 metres in height, must be located along the full length of an RU Zone or any lot used for residential uses. (ix) maximum permitted building height- 10.7 metres
244r (By-law 2011-124)	AG[244r]			- maximum gross floor area permitted to be used for a home-based business- 420 m ² - maximum of 0.4 ha. of lot area may be used for outdoor storage of vehicles, but not including an automobile salvage operation or scrap yard
245r	RG1[245r]		all uses except for: - automobile service station - light industrial use including retail sales - heavy equipment and vehicles sales, rental and servicing - service or repair shop - storage yard limited to a landscape business	
246r	RC3[246r]		all uses except for: - campground - automobile dealership limited to the sales and repair of small off road recreational vehicles and personal watercraft - detached dwelling	
247r	RC2[247r]	- adult entertainment parlour		
248r	RC4[248r]	- golf course - recreational and	all uses except for: - amusement park	

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		athletic facility limited to an indoor golf driving range - storage yard limited to a landscape business	limited to a mini-putt , batting cages and go- cart track - restaurant	
249r	RC3[249r]		all uses except for: - automobile dealership limited to the display, sale and storage of recreational vehicles	
250r	RC1[250r]			- minimum front yard setback of 5 m - minimum side yard setback of 1.2 m when a door is accessed from the side yard - minimum side yard setback of 1.0 m when no door is accessed from the side yard
251r	RU[251r]	conditional uses to a detached dwelling: - automobile body shop - automobile service station but not including vehicle or fuel sales - commercial use excluding motor vehicle sales and rental - storage yard limited to a construction contractor's yard		- the storage yard use has: i)-maximum floor space index of 0.3 ii)-a maximum of 4 commercial vehicles in excess of 10,000 kg may be parked on site iii)-outside storage and commercial vehicle parking must be screened and concealed from view from abutting streets by an opaque fence at least 1.8 m high iv) outside storage and commercial vehicle parking shall not be located closer than 70 m to the front lot line - the other additional land uses must: i) be operated by a resident of the dwelling, and ii) have a Floor Space Index of no more than 0.05 to a maximum size of 140m ² - exterior storage is limited to 10% of lot area to a maximum of 300m ² and must be screen from the street or adjacent lots by an obscuring fence
252r	RG1[252r]	- detached dwelling - accessory dwelling unit to the detached dwelling	all uses except for: - light industrial use- heavy equipment and vehicles sales, rental and servicing	
253r	RU2[253r]	- storage yard limited to a snow ploughing and excavation business		
254r	O1A[254r]	- accessory dwelling unit - restaurant		
255r	RG[255r]	- accessory detached dwelling	all uses except for: - heavy equipment and vehicles sales, rental and servicing - storage yard limited to storage of	- minimum lot area of 1,200 m ² - minimum lot width of 20 m

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			commercial and industrial vehicles	
256r	RU1[256r]	- kennel		- the kennel is limited to a maximum size of 390 m ²
257r	O1A[257r]	- amusement park limited to a mini-putt and batting cages - accessory dwelling unit - recreational and athletic facility limited to an indoor golf driving range - restaurant		
258r	RU1[258r]			- minimum lot area of 0.3 ha - minimum lot frontage of 29 m - minimum corner side yard setback and interior side yard setback of 0.0 m for the buildings existing as of the date of adoption of this by-law - despite Section 65 – Permitted projections into required side yards the eaves of the buildings existing as of date of adoption of this by-law may project to the lot line
259r	RC[259r]	- retail store limited to the sale of agricultural produce and flowers is permitted		
260r	RH1[260r]		All uses except for: - waste processing and transfer facility limited to recycling and screening of concrete, asphalt and building materials conditional use: - heavy equipment and vehicles sales, rental and servicing limited to sale of heavy construction equipment	
261r	RU[261r]	- park - place of assembly	all RU land uses	- minimum lot width of 45 m
262r	RU[262r]	- research and development centre limited to outdoor explosive testing		
263r (By-law 2011-278) (By-law 2011-49)	AG[263r]	- golf course limited to a driving range		- a golf course limited to a driving range is permitted from April 13, 2005 to April 13, 2008
264r (By-law 2010-197)	RU[264r] RC10[264r] AG[264r]	- military and police training facility		
265r	V11[265r]			- minimum lot area is 2100 square metres - minimum rear yard setback is 20 metres for all lots abutting the division line between Lots 7 and 8, Concession 5, geographic township of Osgoode

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				- minimum rear yard setback is 20 metres for all lots abutting the dividing line between the east and west half of Lot 8, Concession 5, geographic Township of Osgoode - minimum rear yard setback is 36 metres for all lots abutting the division line between Lots 8 and 9, Concession 5, geographic Township of Osgood
266r	RI3[266r]			- maximum building height of 20 m - maximum lot coverage of 35% but may be increased to 40% if building height is 15 m or less
267r	RI5[267r]		all uses except for: - medical facility - retirement home - residential care facility conditional uses: - community centre - day nursery - library - place of worship - school	
268r	RC3[268r]	- agricultural use - retail store limited to a garden centre - storage yard limited to landscaping business	all uses except for: - accessory detached dwelling including up to a maximum of two dwelling units	
269r	RH1[269r]-h	- solid waste disposal facility	all uses except for: - leaf and yard waste composting facility - waste processing and transfer facility	- minimum lot area 20 ha - the holding symbol applies only to the permitted use solid waste disposal facility - the holding symbol may only be removed by amendment to this by-law upon compliance with the following: (a) a Certificate of Approval under the Environmental Assessment Act is issued by the Ontario Ministry of Environment
270r	RH1[270r]		all uses except for: - leaf and yard waste composting facility - waste processing and transfer facility	
271r	RC9[271r]	- technology industry - research and development centre		
272r	RC9[272r]	- storage yard limited to a contractor's or tradesman's yard - warehouse		
273r	AG3[273r]		- residential use buildings	- no minimum lot width and a minimum lot area of 10.2 hectares required
274r	RC9[274r]	- technology industry		

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		- research and development centre - place of worship		
275r (By-law 2017-148) (OMB Order, File #PL080959 issued July 13, 2009) (By-law 2008-326) (By-law 2008-457)	RC9-h, RG5[275r]-h	- the following interim uses are permitted until the holding symbol is removed: - agriculture use: - environmental preserve and education area - conservation use - forestry operation - home-based business		- the holding symbol may only be removed by amendment to this by-law upon compliance with the following: (a) submission and approval by the City of a site plan, consent or subdivision application - despite the wording of Section 128 that restricts the regulations therein to being applicable only on lots zoned RU or AG, any home-based business located at 2485 Carp Road, is subject to the regulations of Section 128 - parcels of land 1.65 ha and smaller are not subject to the holding symbol provisions and the uses in the underlying zone are permitted.
276r	RG[276r]		all uses except for: - automobile body shop - automobile dealership	
277r	RC8[277r]	- heavy industrial use limited to a welding shop		
278r	RC9[278r]			- automobile dealership includes the sales and servicing of recreational vehicles such as boats
279r	RI8[279r]	- place of assembly		
280r	RC7[280r]	- storage yard limited to the storage of construction materials		
281r	RC8[281r]	- gas bar		- minimum lot area of 1800 m ²
282r	RG5[282r]	- office		
283r	RG5[283r]	- accessory bed and breakfast - detached dwelling - accessory dwelling unit - place of assembly		
284r	RG5[284r]	- accessory day care - place of assembly - recreational and athletic facility - restaurant - accessory retail store		
285r	RG4[285r]	- funeral home		
286r (By-law 2010-197)	RU[286r] AG3[286r]	- fairground limited to equestrian events		
287r	O1R[287r]	- office		- despite the definition environmental preserve and educational area, buildings for interpretative, educational and

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288r	RR10[288r]	- planned unit development		office purposes are permitted - despite Section 131, <i>Planned Unit Development</i> , the provisions of said section do not apply and instead the provisions of the RR10 subzone apply with a maximum number of 8 detached dwellings
289r	RU[289r]	- place of assembly limited to a seminar holding facility		- the additional permitted used must be accessory to a detached dwelling
290r (By-law 2010-337)	RG1[290r]		all uses except for: - light industrial use - lumber yard - warehouse conditional use: retail store associated with a permitted use	
291r	RR6[291r]			- minimum interior side yard setback of 1.2m
292r (By-law 2017-302)	RC1[292r]	- bank - daycare - medical facility - payday loan establishment - personal service business - place of worship - retail store		- minimum front and rear corner side yard setback 3m landscaped area
293r	RC[293r]	- automobile dealership - automobile rental establishment - automobile service station - convenience store - funeral home - garden centre - gas bar - heavy equipment and vehicle sales, rental and servicing limited to recreational vehicle sales and storage - office - retail store limited to an agricultural supply establishment and a nursery - storage yard limited to a school bus depot and repair facility - utility installation	all uses in the RC zone except for: accessory dwelling unit, animal hospital, car wash, hotel, restaurant, and the uses listed in Column III	- vehicle washing and maintenance must occur in a building
294r	RG[294r]		all uses except for: - animal hospital - dwelling unit for a caretaker - kennel - warehouse	- interior and rear yard setback of 30m required when adjacent to a residential zone - sight-obscuring landscaped buffer required where adjacent to an RU subzone
295r	O1[295]	- stormwater		

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296r	AG3[296r]	management facility		- minimum lot area of 12.5 hectares - minimum rear yard setback relating to existing barn only- 5.5 metres
297r (By-law 2010-308) (By-law 2008-457)	multiple	- place of worship conditional uses to a detached dwelling: - automobile body shop - automobile service station but not including vehicle or fuel sales - commercial use excluding motor vehicle sales - the above-noted provisions do not apply to a place of worship		- the additional land uses must: i) be operated by a resident of the dwelling, and ii) have a Floor Space Index of no more than 0.05 to a maximum size of 140m ² - exterior storage is limited to 10% of lot area to a maximum of 300m ² and must be screen from the street or adjacent lots by an obscuring fence
298r	RU[298r]	- research and development centre limited to outdoor ground monitoring and sensitive testing equipment uses		
299r	AG1[299r], AG2[299r]		- all uses except for agricultural use and forestry operation	
300r	RU[300r]	- equestrian establishment		- minimum lot width of 35 m - agricultural use permitted on lot having a minimum area of 1 ha