

Rural Exceptions 101r-200r (Section 240)

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
101r	AG[101r]			- the maximum number of persons in a group home is 25
102r	RC [102r]		all uses other than hotel and restaurant, take-out	
103r	RU [103r]	- service and repair shop	all RU land uses	- minimum lot area of 5,000 m ² - minimum lot width of 25 m
104r	RU [104r]	- light industrial use limited a carpentry shop - service and repair shop	all RU land uses	- minimum lot area of 5,000 m ² - minimum lot width of 25 m - minimum interior side yard setback of 4m
105r	RU [105r]	- heavy equipment and vehicles sales, rental and servicing limited primarily to the repair of farm equipment and vehicles		- maximum floor area of the heavy equipment and vehicles sales, rental and servicing of 188 m ²
106r	RU [106r]	- storage yard limited to storage of landscape and snow equipment business		- lot area of 3000 m ²
107r	RU [107r]			- rear yard setback of 50 m for main and accessory buildings and structured to avoid building on organic soils along Bank Street
108r	AG [108r]	- retail store limited to an antique shop	all uses except for: - detached dwelling - bed and breakfast with maximum of 4 guest rooms	- minimum front yard setback of 2.5 m - maximum floor area of retail store of 70 m ²
109r	RI5 [109r]	- retirement home - residential care facility		
110r	RG1 [110r]	- detached dwelling	all uses except for: - light industrial use limited to a door manufacture business	
111r	AG [111r]	- heavy equipment and vehicles sales, rental and servicing limited to a farm equipment repair shop		- minimum lot area of 1 ha - minimum rear yard setback of 7.5 m
112r	AG [112r]			- minimum lot width of 8.5 m
113r	RH1 [113r]	- agricultural use - forestry use	All uses except for: - heavy industrial use limited to the storage and distribution of explosives, but not the fabrication or blending of explosive materials	- materials must be stored in accordance with applicable federal regulations - a maximum area of 16 ha in a contiguous block may be used for the location of storage magazines and the storage of explosives - no building used for the storage of explosives may be closer than 213 m to the easterly lot line
114r	RU [114r]	- storage yard limited to the outdoor storage of recreational vehicles		- maximum size of storage area of 4000 m ² - minimum setback distance of storage area from front and rear lot lines of 400 m - minimum setback distance of storage area from side lot line of 5 m - outdoor storage must be screened from abutting residential uses and public streets by an opaque screen at least 1.8 m in height from finished grade
115r (By-law 2009-164)	RC2 [115r]	- retail store limited to sale of art works, crafts and gifts, and may	all RC permitted uses	

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		include interior decorating service and a picture framing service - instructional facility limited to art lessons - office -medical facility		
116r	RG [116r]		all uses except for: - heavy equipment and vehicles sales, rental and servicing	
117r	AG [117r]		- bed and breakfast - detached dwelling - group home - home-based business - home-based daycare - secondary dwelling unit	- minimum lot are of 2000 m ² - minimum lot width of 15 m
118r	AG [118r]	- warehouse limited to an agricultural machine storage building including minor repair		- the maximum size of the warehouse is 250 m ² and the maximum building height is 8 m - farm vehicles or equipment stored in the building must be owned or leased by the occupant of the lot
119r	O1 [119r]		- community garden - flood or erosion control works - park	
120r	RG1[120r]		all uses except for: - storage yard limited to the storage of vehicles but not an automobile salvage operation or scrap yard - warehouse	- 20 m minimum front and corner yard setback abutting Cedarview Road
121r	RH1[121r]		all uses except for: - heavy industrial use limited to the manufacture and processing of cheese and dairy products	
122r	RU [122r], RC3[122r]	- retail store		
123r	RU [123r]	- amusement park limited to farm and nature-related predominantly open air, recreation and entertainment activities - place of assembly	All uses except for: - agricultural use - bed and breakfast - detached dwelling - accessory dwelling unit - environmental preserve and education area may include buildings and occasional overnight camping associated with day camp - forestry operation	
124r (By-law 2021-218)	Reserved for future use			
125r	RU [125r]		all uses except for: - detached dwelling - accessory dwelling	- minimum lot area of 2500 m ² - minimum lot width of 40 m - the second storey of the detached garage may be used for human habitation but may not include bedrooms or kitchen facilities

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126r	AG [126r]	- retail store limited to a garden centre		- minimum lot area of 2.0 ha - minimum lot width of 100 m
127r (By-law 2021-218)	Reserved for future use			
128r	multiple			- no building, structure, septic tank or tile field allowed within 30 m of lands zoned EP3
129r (By-law 2009-302)	multiple			- no building, structure, septic tank or tile field allowed due to proximity to or existence of a wetland or natural environment area
130r	RC3 [130r]	- bed and breakfast - office - warehouse but excluding the storage of commercial vehicles	all uses except for: - animal hospital - artist studio - accessory detached dwelling - accessory dwelling unit - restaurant limited to a tearoom - retail store limited to an antique store, arts and craft store, farm implement dealer or garden centre	- the lesser of 50% of the area of the warehouse or 560 m ² may be used for mini-storage lockers
131r (By-law 2009-368)	RU [131r]		- all uses except: office, limited to a contractor's business warehouse, limited to a contractor's business storage yard, limited to a contractor's business	- minimum rear yard setback: 7 m - maximum lot coverage of all outdoor storage: 10% - outdoor storage is prohibited within the required front yard - outdoor storage must be screened from view from abutting residential uses and public streets by an opaque screen at least 2 m in height from finished grade - all new buildings must be screened from view from abutting residential uses by an opaque screen along the interior side yard, north property line, at least 3 metres in height from finished grade. Such screening will be achieved through berming, fencing or a mix of deciduous and coniferous tree plantings or any combination of the above.
132r	EP [132r]	buildings and septic systems accessory to a detached dwelling on an abutting lot		
133r	RC [133r]	- park		- despite Section 126 - <i>Heavy Vehicles and Recreational Vehicles Associated with a Residential Use</i> , a total of 3 heavy vehicles, other than a recreational vehicle, may be parked on this lot - the accessory private garage may have a maximum area of the lesser of 3% of the lot area or 465 m ²
134r (By-law 2009-302)	multiple			- the required setback distance from waterways and flood control works is 30m
135r	RR3 [135r]			- minimum lot area of 1.5 ha - minimum corner yard setback of 2.7 m for the existing detached dwelling
136r (By-law 2012-437)	RU [136r]	- planned unit development		- despite Section 131, Planned Unit Development, the provisions of said section do not apply and instead the provisions of the RU zone apply with a maximum of two detached dwellings

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				-minimum lot area: 7.48 hectares
137r (By-law 2011-278) (By-law 2011-49)	O1[137r]	- amusement park - campground - equestrian establishment - forestry operation - golf course - place of assembly limited to a private club		- minimum lot area of 2ha - minimum lot frontage of 60m
138r	RU [138r]	- museum - accessory dwelling unit		
139r	AG [139r]	- warehouse limited to a seed, feed and fertilizer wholesale and retail operation		- minimum lot area of 4.5 ha - minimum front yard setback of 100 m for the use warehouse
140r	RC1[140r]	- agricultural use limited to greenhouse and nursery - light manufacturing use limited to a custom workshop - storage yard limited to a contractor's yard or a landscaping business - warehouse	all uses except for: - heavy equipment and vehicles sales, rental and servicing limited to farm implement equipment - retail store limited to a building material sales centre, lumber yard or farm supply outlet	
141r	AG [141r]	- animal care establishment - kennel		
142r (By-law 2010-238)	AG [142r] RU[142r]	- a second detached dwelling		
143r	AG[143r]			- minimum lot area of 1.5 ha - minimum lot width of 100 m
144r	AG [144r]			- a total of four detached dwellings permitted
145r	AG [145r]			- minimum lot area of 1750 m ² - minimum front yard setback of 0.0 m
146r	RR6 [146r]	- accessory dwelling unit		
147r	AG [147r]	- retail store limited to a craft shop		- retail store limited to a maximum size of 115 m ²
148r	RU [148r]			- minimum lot width of 35 m - agricultural use permitted on lot having a minimum area of 1 ha
149r	AG [149r]	- automobile dealership limited to the sale of a maximum of 5 cars at a time		
150r	VM[150r]		all uses except for: - office	
151r	RG3[151r], RG3[151r]-h	- office - recreational and athletic facility		- minimum front yard: 15 m - minimum rear yard not abutting a railroad right-of-way: 8 m - maximum lot coverage: 35% - no maximum building height - where holding symbol exists, it may only be removed once the City has approved an overall plan for servicing and street layout for the area and any necessary subdivision plans are submitted and approved
152r	RC1[152r]	- office	- bar - restaurant	
153r	RC[153r]	- bank	- automobile rental	- Section 217 (1) (c) does not apply

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(By-law 2017-302)		- catering establishment - daycare - instructional facility - library - medical facility - office - payday loan establishment - personal service business - place of assembly - retail food store - retail store - service or repair shop	establishment - automobile dealership - automobile service station - campground - car wash - kennel	
154r	RC[154r]	- storage yard		
155r (By-law 2014-427)	RC1[155r]		- all uses except for the following: -office -recreational and athletic facility -retail store	-retail store limited to a building supply, home furniture and home appliance sales -minimum interior side yard setback is 1.2 m
156r	VM1[156r]		- all non-residential uses except office	
157r	VM[157r]		All non-residential uses except automobile service station	- the maximum gross floor area for an automobile service station is 77 m ² - the maximum number of parking spaces permitted for the automobile service station is 10
158r (By-law 2009-347)	VM[158r]		All non-residential uses except a retail food store limited to a bakery shop, a retail store limited to a gift shop and a restaurant	- 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 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
159r (By-law 2009-347)	VM[159r]		All non-residential uses except a service and repair shop and accessory retail	- 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 located within the 30 metre setback from watercourses and waterbodies - uncovered, unenclosed features such as

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				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
160r	VM[160r]		- automobile service station - gas bar	
161r	VM[161r]			- outside storage associated with a permitted use is permitted
162r	VM[162r]	- automobile body shop - light industrial use - storage yard - truck transport terminal - warehouse		- outside storage associated with a permitted use is permitted
163r (By-law 2009-347) (By-law 2008-274)	VM1[163r]	the only principal land uses permitted are: -detached dwelling -marine facility -full-service restaurant the only ancillary land uses permitted are: -gas bar -retail store -dwelling unit -secondary dwelling unit	all non-residential uses except: - gas bar - marina - restaurant, full service - retail store	- retail store must be accessory to the gas bar, marina or restaurant full service use -a marine facility is limited to accommodating 6 boats maximum -a bed and breakfast is limited to a maximum of 4 rooms -lots 6 and 7 on Plan 432 are considered one lot for purposes of determining compliance to zoning provisions -only 1 dwelling is permitted -no maximum front yard or corner side yard setback -minimum interior side yard setback abutting Lot 5: 7.5 metres -setback from line between Los 6 and 7: 0 metres -minimum setback from lot line abutting the water: 25 metres - 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 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
164r	VM3[164r]	- parking lot		- parking lot permitted for the uses located at 5531 Main Street
165r	VM3H(6.0) [165r]	- medical facility - office - parking lot - parking garage - recreational and athletic facility - restaurant		- maximum total gross leasable floor area : 7,000 m ² - no single occupancy may exceed 930 m ² in gross leasable floor area - rear yard setback: no minimum

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		- shopping centre		
166r (By-law 2009-302)	multiple	- automobile service station		
167r	RC1[167r] RC[167r]	- office - recreational and athletic facility		
168r	RR2[168r], O1[168r]			- no part of any building or structure is permitted within 30 metres of an O1 Zone
169r	RR2[169r]			- minimum rear yard setback- 38 m.
170r	RC1[170r]		all uses except for: - retail store as specified in Section 217 and including the sale of archery and hunting products, equipment and supplies - dwelling unit - detached dwelling	
171r	AG1[172r]	- animal care establishment - animal hospital - animal cemetery		
172r	RR2[172r]	- catering establishment		
173r (By-law 2008-345)	RU[173r] RI5[173r]	- funeral home		
174r	RC [174r]		all uses except for: - agricultural use limited to a greenhouse - automobile dealership limited to the sales, service, parts and rentals of all terrain, marine vehicles, and dirt bikes - automobile service station - detached dwelling - dwelling unit - heavy equipment and vehicle sales, rentals, parts and servicing limited to a farm implement sale, rental or repair establishment - retail store limited to a farm produce outlet; sales, rentals, parts and servicing of lawn, garden and landscaping equipment; power products including, small engine and generators, chainsaws, wood- chippers and wood- splitters, snow-blowers, water pumps, tampers, and cut-off saws. - warehouse limited to the auxiliary storage for the uses listed above is permitted, except for	- an auxiliary warehouse is limited to a maximum gross floor area of 465 m ² each - a total of two auxiliary warehouses are permitted only at 5600 First Line Road

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			automobile service station, detached dwelling, and dwelling unit	
175r (By-law 2009-302)	multiple			- minimum lot width of 6m
176r	RU [176r]	- residential care facility - retirement home		- minimum lot width of 40 m - minimum front yard setback of 180 m - maximum size of residential care facility or retirement home limited to 1,500m ² of gross floor area - maximum building height of 6 m
177r (By-law 2009-302)	multiple			- minimum lot width of 40 m
178r (By-law 2009-302)	multiple			- minimum lot width of 50 m
179r (By-law 2009-302)	multiple			- minimum lot width of 20 m
180r (By-law 2009-302)	multiple			- minimum lot width of 10 m
181r	RC4 [181r]		all uses except for: - detached dwelling - dwelling unit - retail store limited to a building supply and equipment depot	- the detached dwelling or dwelling unit is limited to a total of one and must be accessory to the permitted use
182r	AG3 [182r]	- restaurant limited to a tea room - light industrial use limited to a bakery and apple processing facility		- restaurant limited to a maximum of 40 seats
183r	RU [183r]	- retail store limited to sale of stained glass items and farm produce value-added products		
184r	RU [184r]			- minimum front yard setback of 150 m
185r	RU [185r]	- light industrial use - storage yard limited to a contractor's business - retail store limited to a building supply and equipment depot - truck transport terminal - warehouse	all RU land uses	- minimum interior side yard setback of 1.5 m on the north side
186r	AG1[186r]			- minimum lot area of 4.0 h - minimum lot width of 150 m - despite Section 69, <i>Setback from Waterways and Flood Control Works</i> , the required setback distance in subsection 69(1)(a) is 30 m
187r	RU[187r]			- no development of any building, structure, parking area, septic tank or tile field within 10 m of the west lot line
188r (By-law 2015-237) (By-law 2010-197)	RM3[188r]-h	-detached dwelling	All uses except those uses listed under subsection 167(2), until such a time that the holding symbol is	-minimum interior side yard setback from the northern most side lot line is 7 metres and the minimum interior side yard setback from all other side lot lines is 15 metres -minimum rear yard setback: 15 metres

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(By-law 2010-123)			removed	-minimum front yard setback: 15 metres -maximum number of dwelling units: 25 -despite clause 167(2)(b), the maximum cumulative gross floor area is 800 square metres -clauses 167(2)(c) and 167(2)(d) do not apply -The holding symbol may only be removed at such time as the hydrogeological and servicing reports are updated, to the satisfaction of the City, to demonstrate that residential development on the site may occur.
189r	AG[189r]			- minimum setback from any ME zone is 30 m
190r	AG2 [190r]			- minimum lot size of 5 ha - minimum lot width of 35 m
191r	RU2 [191r]	- light industrial use limited to a wood working and welding shop		- minimum interior side yard of 3 m
192r	RC [192r]		all uses except for: - automobile service station - car wash including trucks	- minimum lot area of 3,000 m ²
193r	RU [193r]			- minimum building footing elevation of 0.3 m above high water table - no habitable dwelling may be constructed within 5 m of the high water mark of the lake
194r	RC3 [194r]	- convenience store	all uses except for: - gas bar - automobile service station - restaurant - fast food	
195r (By-law 2017-293)	RC3 [195r]		all uses except: -artist studio -automobile dealership -automobile rental establishment -automobile service station -bar -drive-through facility -gas bar -hotel -outdoor storage -retail food store -retail store -restaurant -service and repair shop -warehouse	- A retail food store is limited to a farmers' market -A retail store is limited in size to 200 square metres per occupancy -Where a lot line abuts an RM, RU, or V1 zone, the minimum setback is 30 metres. -Where a lot line abuts an RM, RU, or V1 zone, a 30-metre soft landscape buffer is required. -Clause 217(1)(c) and Zoning Mechanism (I) of Table 218A do not apply.
196r	RC [196r]-h	- convenience store - medical facility - personal service business	all uses except for: - automobile service station - gas bar - restaurant	- the holding symbol may only be removed by amendment to this by-law upon compliance with the following: - that a hydrogeological study be undertaken, and that it demonstrate to the City's satisfaction, that development of the site may occur
197r	RU, RR4[197r]			- despite the Section 68, <i>Residential Use Building Setback from Mineral Aggregate Zones</i> , the setback distance is 50 m
198r	AG1 [198r]	- accessory duplex dwelling		- despite Section 211(2) an accessory duplex dwelling is permitted in lieu of an accessory detached dwelling
199r	multiple	- snow disposal facility		

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200r (By-law 2009-302)	multiple	- leaf and yard waste composting facility - solid waste disposal facility - waste processing and transfer facility	all other uses	- minimum lot area of 10 ha - minimum lot frontage of 100 m - minimum setback for all yards of 15 m