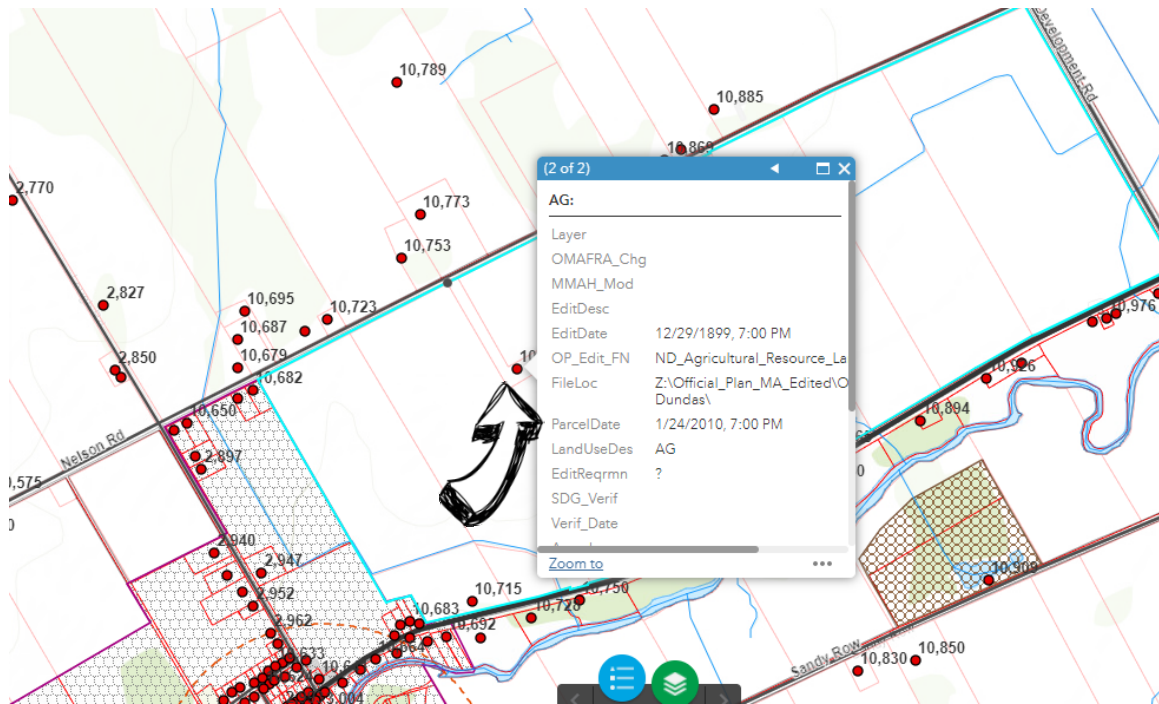


Figure 1- Zoning Map: 10768 Nelson Rd (South Mountain) North Dundas

RU – Rural Residential Zoning by law No 79-6



Note from Calvin Pol, Director of Planning, Building and Enforcement, Township of North Dundas

The subject property is currently zoned Rural (RU) under Zoning By-law No.79-6. I have attached the By-law for your convenience.

In the future (2021/2022), the current zoning will likely change to a Residential type zone or an Agricultural (AG) zone when the Zoning By-law is updated to match the new United Counties Official Plan (we are waiting for a court decision on this document). The United Counties Official Plan has designated this area as being within an Agricultural Resource Land District (see image you posted below). Once the Official Plan is approved by the courts, we can proceed to update the Zoning By-law.

Calvin Pol, BES (Hons), MCIP, RPP

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Section 10

Rural Zones

No person shall hereafter use any lot nor erect, alter, enlarge or use any building or structure for any purpose except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

10.1 RURAL ZONE (RU)

a) Permitted Uses

- Accessory dwelling
- Single-family dwelling
- Apiary
- Conservation use
- Country clubs
- Farm
- Farm produce outlet
- Forestry use but not including a sawmill existing
- Cemeteries
- Golf course
- **Kennel** (See Section 10.2 (f)) By-law 94-09
- Market/nursery gardening
- Private club
- Private park
- Public park
- Public use
- Specialized farm
- Rural home occupation
- Wayside pit
- ~~Mobile Home~~ (see Section 10.2 (e)) By-law 56-2013

b) Zone Requirements - Residential

Lot Area (minimum)	4,000 square metres	1 ac	
Lot Frontage (minimum)	38 metres	125 ft	56-2013
Lot Coverage (maximum)	20%		
Building Height (maximum)			
Main Building	10.5 metres	34.4ft	
Accessory Building	5.0 metres		
Yard Requirements (minimum)			
Front	15 metres	49.2ft	
Rear	10 metres	32.8ft	

Side	5 metres	16.4ft
Floor Area (minimum)	60 square metres	

c) **Zone Requirements - Other Uses**

Lot Area (minimum)	2 ha	5 ac	56-2013
Lot Frontage (minimum)	38 metres	125 ft	
Lot Coverage (maximum)	20%		
Yard Requirements (minimum)			
Front	15 metres		
Rear	15 metres		
Side	10 metres		

d) **Special Exception Zones**

1) **Rural - Exception One (RU-1)** By-law 88-07

Notwithstanding the provisions of Section 10.1(a) and Section 10.1 (c) hereof to the contrary, lands zoned RU-1 shall be used in accordance with the following provisions:

Permitted Use

- Autobody repair shop

Zone Requirements

- Lot Area (minimum) 5,000 square metres
- Lot Frontage (minimum) 37 metres
- Yard Requirements (minimum)

Rear	14.5 metres
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2) **Rural - Exception Two (RU-2)** By-law 90-14

Notwithstanding the provisions of Section 3.6 Dwellings per Lot and Section 10.2 (a) Accessory Dwellings, land zoned RU-2 and located in part of Lot 5, Concession I, and which is not a farm or specialized farm, shall be permitted to accommodate an existing additional dwelling unit on the same lot. This land may be used in accordance with the following provisions:

- Dwelling Units per Lot (maximum) 2
- Yard, Rear (minimum) 8.8 metres