

By-law 2001-24Z

SCHEDULE 1

RURAL ZONES - EXEMPTIONS (SUBSECTION 22(3))

RU-2 Governed by By-law 83-304

RU-3 (1) The lands described in each paragraph of subsection (2) may each be used as a pit or quarry provided that no person shall make or establish a pit or quarry within 65 metres of any residential use on another lot, and within 50 metres of any street.

(2) Subsection (1) applies to the following lands:

1. N.A.
2. That parcel of land situate in the geographic Township of Dill located in the southeast quarter of the south half of Lot 6 in Concession V.
3. That parcel of land situate in the geographic Township of Dryden located in the southwest quarter of the north half of Lot 12 in Concession I.
4. Governed by By-law 95-500Z
5. N.A.
6. N.A.
7. That parcel of land situate in the geographic Township of Dill being part of Lot 3, Concession 2, described as Parcel 11554 S.E.S.
8. Parcels 1854, 1855, 1857, 1858, 1868 and 35594, Lots 3 and 4, Concession 5, Dill Township. (O.R. 199/92)

RU-6 Governed by By-law 83-304.

RU-8 Governed by By-law 95-500Z.

RU-9 Governed by By-law 83-304.

RU-15 (1) The lands described in subsection (2) may be used for the erection and use thereon of a building to be used as a garage for school buses provided the following requirements are met:

1. The minimum front yard shall be 4.7 metres.

2. The minimum side yards shall be 3 metres on one side and 1.2 metres on the other side.
3. The minimum rear yard shall be 7.5 metres.
4. The maximum total floor area of the garage shall be 135 square metres.
5. The maximum lot coverage of the garage shall be 15 per cent.
6. The maximum height of the garage shall be 4.5 metres.

(2) Subsection (1) applies to that parcel of land situate in the geographic Township of Dill located in part of Lot 2 in Concession 1 described as Parcel 51462 Sudbury East Section and Parts 1 to 4, 53R-15890.

RU-23 (1) The land described in subsection (2) may be used for the erection and use thereon of an additional single dwelling provided the following requirements are met:

Minimum distance of additional single dwelling from front and rear lot lines	11 metres
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Minimum distance of additional single dwelling from any side lot line	6 metres
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Maximum height of additional single dwelling	9 metres
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(2) Subsection (1) applies to that parcel of land situate in the geographic Township of Cleland in the Territorial District of Sudbury, being part of Lot 11, Concession VI more particularly described as Parcel 25115 in the Land Registry Office for the Land Titles Division of Sudbury (No. 53).

RU-30 Revoked by Section 141. (RU-141)

RU-31 (1) The land described in subsection (2) may be used for the erection and use thereon of an additional single dwelling and the said land may be used for the purposes of farming.

(2) Subsection (1) applies to that parcel of land situate in the geographic Township of Cleland in the Territorial District of Sudbury, being that part of Lot 6 in Concession IV described as Parcel 32573, S.E.S., in the Land Registry Office for the Land Titles Division of Sudbury (No. 53).

- RU-33**
- (1) The land described in subsection (2) may be used for the erection and use thereon of a single dwelling and buildings and structures accessory thereto as if it were a lot to which clause 22 (1) (g) (of the By-law) applied, provided that, notwithstanding subsection 5(3) (of the By-law),
 - (a) no accessory building or structure may be located within 23 metres of the front lot line; and
 - (b) the existing building situate on the said land may not be relocated within 23 metres of the front lot line, and may only be used as an accessory building to the principal use.
 - (2) Subsection (1) applies to that parcel of land situate in the geographic Township of Cleland in the Territorial District of Sudbury, being that part of Lot 12 in Concession III described as Parcel 37393, S.E.S., and designated as Part 2 on a Plan deposited in the Land Registry Office for the Land Titles Division of Sudbury (No. 53) as Number SR-3040.
- RU-35**
- (1) The land described in subsection (3) may be used for the erection and use thereon of a single dwelling as if it were a lot to which Clause 22 (1) (g) (of the Order) applied, if the single dwelling located on the land on the day this section comes into force is first demolished.
 - (2) Notwithstanding Clause 5 (3) (a), the existing shed may remain in the front yard and may be used as a building accessory to the single dwelling permitted by subsection (1).
 - (3) Subsection (1) applies to that parcel of land situate in the geographic Township of Cleland in the Territorial District of Sudbury, being that part of Lot 10 in Concession V described as Parcel 13595, S.E.S., in the Land Registry Office for the Land Titles Division of Sudbury (No. 53).
- RU-38**
- (1) Notwithstanding Section 8, the land described in subsection (2) may be used for the location and use thereon of a mobile home, and buildings and structures accessory thereto as if it were a lot to which clause 22 (1) (h) (of this Order) applied, provided that a private right of way gives the land access to a street that is opened and maintained year round.
 - (2) Subsection (1) applies to that parcel of land situate in the geographic Township of Cleland in the Territorial District of Sudbury, being that part of Lot 2 in Concession V designated as Part 3 on a Plan deposited in the Land Registry Office for the Land Titles Division of Sudbury (No. 53) as Number 53R-7033.

- RU-40** (1) The land described in subsection (2) may be used for the erection and use thereon of a single dwelling, and buildings and structures accessory thereto, as if it were a lot to which clause 22 (1) (g) (of this Order) applied.
- (2) Subsection (1) applies to that parcel of land situate in the geographic Township of Cleland in the Territorial District of Sudbury, being that part of Lot 4 in Concession VI designated as Part 1 on a Plan filed in the Land Registry Office for the Land Titles Division of Sudbury (No. 53) as Number 53R-9870 (Parcel 46503).
- RU-41** (1) The land described in subsection (2) may be used for the erection and use thereon of a single dwelling, and buildings and structures accessory thereto, as if it were a lot to which clause 22 (1) (g) (of the Order) applied.
- (2) Subsection (1) applies to that parcel of land situate in the geographic Township of Cleland in the Territorial District of Sudbury, being that part of Lot 4 in Concession III designated as Parts 3 and 4 on a Plan deposited in the Land Registry Office for the Land Titles Division of Sudbury (No. 53) as Number 53R-7884 (Parcel 46428).
- RU-46** (1) Notwithstanding subsection 22(1) (of the Order), the existing single dwelling on the land described in subsection (2) may be used for a museum and souvenir shop.
- (2) Subsection (1) applies to that parcel of land situate in the geographic Township of Dill in the Territorial District of Sudbury, being that part of Lot 2 in Concession I more particularly described as Part 1 on a Plan deposited in the Land Registry Office for the Land Titles Division of Sudbury (No. 53) as Number SR-876, also being Parcel 31670, S.E.S.
- RU-49** (1) Section 8 of the Order does not apply to the land described in subsection (2). (street frontage exemption)
- (2) Subsection (1) applies to that parcel of land situate in the geographic Township of Cleland in the Territorial District of Sudbury, being that part of the southeast quarter of Lot 6 in Concession IV more particularly described as Part 1 on a Plan deposited in the Land Registry Office for the Registry Division of Sudbury (No. 53) as Number 53R-8855.
- RU-56** (1) An additional dwelling and buildings and structures accessory thereto may be erected and used on the land described in subsection (2).
- (2) Subsection (1) applies to that parcel of land situate in the geographic Township of Dill in the Territorial District of Sudbury, being that part of

Lot 5 in Concession I entered in the Land Registry Office for the Land Titles Division of Sudbury (No. 53) as Parcel 6034 S.E.S.

- RU-58**
- (1) An additional single dwelling and buildings and structures accessory thereto may be erected and used on the land described in subsection (2).
 - (2) Subsection (1) applies to that parcel of land situate in the geographic Township of Cleland in the Territorial District of Sudbury, being that part of Lot 6 in Concession VI entered in the Land Registry Office for the Land Titles Division of Sudbury (No. 53) as Parcel 14781, District of Sudbury, East Section.

RU-65 Amended by RU-119 & RU-119 (a)

- RU-73**
- (1) Despite subsection 22(1), a heavy equipment repair shop, together with related office space, a storage yard and other accessory uses may be erected, located and used on the lands described in subsection (5) if the following requirements are met:

Minimum lot area 6,500 square metres

Minimum lot frontage 46 metres

Maximum total lot coverage 35 percent

Minimum front yard
principal buildings
and structures 90 metres

Minimum rear yard
principal buildings
and structures 90 metres

Minimum side yards
principal buildings
and structures 90 metres

Minimum front yard
accessory buildings
and structures 18 metres

Minimum rear yard
accessory buildings
and structures 18 metres

Minimum side yards
accessory buildings

and structures 9 metres

Maximum height of
buildings and structures 11 metres

- (2) No accessory building or structure shall be located in a rear or side yard on the lands described in subsection (5) within 12 metres of a street.
- (3) No outside storage shall be permitted in a yard which abuts a residential lot.
- (4) The use permitted by subsection (1) shall be a dry industrial use, the effluent of which shall be limited to domestic sewage of less than 4,500 litres per day.
- (5) This Order applies to those lands in the geographic Township of Dill, in the District of Sudbury, being part of Lot 6 in Concession IV, described as Parcel 9797 Sudbury East Section, save and except Part 1 on Plan 53R-15688, deposited in the Land Registry Office for the Land Titles Division of Sudbury (No. 53).

RU-75 A second single dwelling and buildings and structures accessory thereto may be erected and used on the parcel of land in the geographic Township of Cleland in the Territorial District of Sudbury, being that part of Lot 6, Concession VI, shown as Parcel 45558 S.E.S. in the Land Registry Office for the Land Titles Division of Sudbury (No. 53).

RU-85 (1) Notwithstanding Section 22 of the By-law, one single dwelling and buildings and structures accessory thereto may be erected, and used on the land described in subsection (2) if the following requirements are met:

Minimum lot area 2000 square metres

Minimum lot frontage 30 metres

Minimum front yard 11 metres

Minimum side yards 6 metres

Minimum rear yard 11 metres

Maximum height of single dwelling 9 metres

- (2) Subsection (1) applies to that parcel of land in the geographic Township of Dill in the Territorial District of Sudbury, being that part of Lot 4 in Concession III, designated as Parcel 24655 in the register for

Sudbury East Section in the Land Registry Office for the Land Titles Division of Sudbury (No. 53).

- RU-98** Revoked by RU-141.
- RU-99**
- (1) A blacksmith's shop and a minnow bait shop may be erected and used on the lands described in subsection (2) if they are established in an existing garage structure.
 - (2) Subsection (1) applies to that parcel of land in the geographic Township of Dill in the Territorial District of Sudbury, being composed of part of Lot 5 in Concession II, designated as Parcel 23156 Sudbury East Section in the Land Registry Office for the Registry Division of Sudbury (No. 53).
- RU-101**
- (1) Despite subsection 22 (1), a building for selling fruits and vegetables may be erected and used on the land described in subsection (2), if the following requirements are met:

Maximum ground floor area	65 square metres
Maximum building height	9 metres
 - (2) Subsection (1) applies to that parcel of land in the geographic Township of Dill in the Territorial District of Sudbury being part of Lot 6 in Concession III, designated as Part 1 on Reference Plan 53R-12868 deposited in the Land Registry Office for the Land Titles Division of Sudbury (No. 53).
- RU-119**
- (1) Despite Section 22 of this Regulation, every use of land and every erection, location or use of buildings or structures on the land described in subsection (2) is prohibited except one seasonal dwelling for each lot and uses, buildings and structures accessory to a seasonal dwelling.
 - (2) Subsection (1) applies to that parcel of land in the Township of Cleland in the Territorial District of Sudbury being part of Lot 2, Concession IV, designated as Lots 1 to 9 and 11 to 16 inclusive, on Plan 53M-1232 registered in the Land Registry Office for the Land Titles Division of Sudbury (No. 53).
- RU-119(a)**
- (1) Notwithstanding Section 22 within the lands zoned Rural (RU), described as Part of Lot 2, Concession 4 in the Unincorporated Township of Cleland, Territorial District of Sudbury, being Lot 10, Plan 53M-1232, Parcel 53M1232-10 Sudbury East Section, registered in the Land Registry Office for the Land Titles Division of Sudbury (No. 53), the following provision shall apply:
 - (i) Permitted Uses:
 - single dwelling.

(2) All other provisions applicable to the Rural Zone (RU) shall apply.

RU-120 Deleted by RU-201 (City file 751-9/01-1).

RU-121 (1) Despite Section 22 of this Order, the land described in subsection (2) may be used for a school bus facility which may include an outdoor parking lot, a service garage and an office, together with accessory buildings and structures.

(2) Subsection (1) applies to that parcel of land in the geographic Township of Dryden, Territorial District of Sudbury, located in Lot 8 in Concession I, being part of Parcel 9322 S.E.S., designated as Part 2 on Plan 53R-13823, deposited in the Land Registry Office for the Land Titles Division of Sudbury (No. 53).

RU-122 (1) Despite Section 4, the land described in subsection (4) is, for the purposes of this Order, land in a Rural Zone.

(2) Despite paragraphs 1, 2 and 5 of subsection 23 (3), the lands described in subsection (4) shall be subject to the following requirements:

Minimum lot area 1,800 square metres

Minimum lot frontage 21 metres

Minimum side yards 3 metres

(3) Despite Clause 5 (3) (a) and subclause 17 (b) (ii), one existing accessory building may be located 0.3 metres from the side lot line and 12 metres from the high water mark.

(4) Subsection (1) applies to that parcel of land in the geographic Township of Cleland in the Territorial District of Sudbury, being that part of Lot 2 in Concession VI, being Parcel 33431, Sudbury East Section, designated as Part 1 on Plan SR-1724 deposited in the Land Registry Office for the Registry Division of Sudbury (No. 53).

RU-131 (1) Despite subsection 19(1), a pit and quarry may be established and buildings and structures accessory to it may be erected and used on the land described in subsection (3) if the following requirements are met:

Minimum north yard setback
from property line 200 metres

Minimum east, west and south
setbacks from property lines 18 metres

- (2) Despite subsection 5 (3), the accessory buildings and structures referred to in subsection (1) may include one single dwelling existing on the lands on the day this section comes into force.
- (3) Subsections (1) and (2) apply to that parcel of land in the Township of Dill in the Territorial District of Sudbury, being part of the north-half of Lot 4, Concession 1 and described as Parcel 24227, Sudbury East Section.

RU-133

- (1) Despite subsections 19 (1) and 22 (1), the lands described in each paragraph of subsection (5) may be used as a pit and quarry if the requirements set out in subsections (2) and (3) are met.
- (2) The minimum lot line setback requirement for the lands described in paragraphs 1 to 5 inclusive, of subsection (5) is 18 metres.
- (3) The minimum lot line setback requirements for the land described in paragraph 6 of subsection (5) are as follows:

South lot line setback	400 metres
West lot line setback	200 metres
North and east lot line setbacks	18 metres

- (4) Despite subsections (2) and (3), where a pit and quarry is located on a lot that is adjacent to a lot on which a pit and quarry is located, the setback requirements described in subsections (2) and (3) do not apply to the common lot line.
- (5) This section applies to the land in the geographic Township of Dill in the Territorial District of Sudbury, described as follows:
 1. part of the south-half of Lot 5, Concession V, described as Parcel 15684, Sudbury East Section; and
 2. part of the southwest quarter of Lot 4, Concession V, described as Parcel 23993, Sudbury East Section; and
 3. part of the north-half of Lot 4, Concession IV, described as Parcel 3628, Sudbury East Section; and
 4. part of the south-half of Lot 4, Concession IV, described as Parcel 38486, Sudbury East Section; and
 5. part of the south-half of Lot 3, Concession IV, described as Parcel 9795, Sudbury East Section; and
 6. part of the north-half of Lot 3, Concession III, described as Parcel 6018, Sudbury East Section.

RU-134 (1) Despite subsection 22 (1), a building for the storage of construction equipment and material may be located, erected and used on the land described in subsection (2) if the following requirements are met:

Maximum ground floor area	300 square metres
Maximum height	6 metres

Minimum setbacks from the boundaries of the land described in subsection (2):

east	4 metres
west	20 metres
north	20 metres
south	2 metres

(2) This section applies to that land in the geographic Township of Dill in the Territorial District of Sudbury being part of Lot 5, Concession II, designated as Part 2 on a Reference Plan SR-2321 deposited in the Land Registry Office for the Land Titles Division of Sudbury (No. 53).

RU-141 (1) Despite Section 4 of this By-law, the lands described in subsection (4) are, for the purposes of this By-law, lands in a General Commercial zone to which Part V applies.

(2) Despite Section 32 of this By-law, every use of land and every erection, location or use of buildings or structures on the land described in subsection (4) is prohibited except,

(a) one woodworking manufacturing workshop; and

(b) other uses, buildings and structures accessory to the above-noted use, which may include the following:

1. One commercial showroom.
2. Two warehouses.
3. One dwelling unit.

(3) Despite all other provisions of this By-law, the total maximum floor area permitted for all of the buildings on the lands described in subsection (4) is 2,000 square metres.

(4) Subsections (1), (2) and (3) apply to the lands in the Township of Dill in the District of Sudbury, being part of Lot 6 in Concession III, more particularly described as,

(a) part of Parcel 45367 S.E.S. being location GH109, further designated as Part 1 on Plan SR-2557;

(b) part of Parcel 45367 S.E.S. being location CL 5593, further designated as Part 1 on Plan 53R-12162; and

(c) location CL8691, designated as Part 1 on Plan 53R-14916.

RU-150 (1) Despite Section 8 and subsection 23 (3), one single dwelling, together with accessory buildings and structures, may be erected, located and used on the lands described in subsection (2), if the following requirements are met:

1. Minimum lot area 2,000 square metres
2. Minimum lot frontage 22.85 metres
3. Minimum front yard 11 metres
4. Minimum rear yard 11 metres
5. Minimum side yards 6 metres
6. Maximum height of dwelling 9 metres

(2) Subsection (1) applies to those lands in the geographic Township of Cleland in the Territorial District of Sudbury, being composed of part of Lot 12, in Concession II, designated as Part 3 on Registered Plan SR-2922, deposited in the Land Registry Office for the Land Titles Division of Sudbury (No. 53).

RU-153 (1) Despite Sections 7 and 8 of the Order, the seasonal dwelling existing on the lands described in subsection (3) may be extended and enlarged.

(2) Despite Clause 17 (b) of the Order, the seasonal dwelling referred to in subsection (1) may be erected, located and used within 19.8 metres of the highwater mark of any lake or river.

(3) Subsections (1) and (2) apply to those lands in the geographic Township of Scadding in the Territorial District of Sudbury, being Parcel 25347, Sudbury East Section, more particularly described as part of Summer Resort Location S.B. 32 and designated as Parts 1 and 2 on Reference Plan 53R-12931, deposited in the Land Registry Office for the Land Titles Division of Sudbury (No. 53).

RU-155 (1) Despite Section 8 and subsection 22 (1) of the Order, a mechanical repair operation, not including an autobody or welding shop, is permitted on the lands described in subsection (2).

(2) Subsection (1) applies to those lands in the geographic Township of Dill in the Territorial District of Sudbury, being composed of part of Lot 3, Concession I, more particularly described as Parcel 46363'A' Sudbury East Section, designated as Part 1 on Plan 53R-9757 deposited in the Land Registry Office for the Land Titles Division of Sudbury (No. 53).

- RU-190** (1) Notwithstanding the provisions of Section 8, Frontage on a Street, an enlargement of 170 square metres to an existing legal non-conforming use, used as a single dwelling unit, is permitted on the property described in Subsection (3);
- (2) All other provisions of this By-law apply to the property described in Subsection (3);
- (3) Subsection (1) and (2) apply to that parcel of land in the geographic Township of Dill, in the Territorial District of Sudbury, being the North half of Lot 2, Concession III, more particularly described as Parcel 16878, Sudbury East Section registered in the Land Registry Office for the Land Titles Division of Sudbury
(No. 53)
(S.E.P.B. By-law 97-02)
- RU-191** (1) Despite Section 2, 3, 15(1) and the minimum front yard requirement in Section 23(3) the existing dwelling unit together with an attached porch structure may be used on land described in Subsection (2) if the following requirements are met:
- (i) The permitted encroachment of the porch into the east side yard is a maximum of 3.4 metres
- (ii) Minimum front yard 9 metres
- (2) Subsection (1) applies to that parcel of land in the geographic Township of Dill in the Territorial District of Sudbury being part of Lot 5, Concession II, and more particularly described as Parcel 39734 'A', Lot 5 in Reference Plan SR-70, registered in the Land Registry Office for the Land Titles Division of Sudbury (No. 53).
(S.E.P.B. By-law 97-07)
- RU-192** (1) Despite Section 19, Pits and Quarries; and, Section 22(1), Rural Zone, the land described in Section (2) may be used as a pit and a quarry for mineral aggregate resource extraction by the property owner and for the erection and use thereon of buildings and structures accessory to the pit or quarry, if the following requirements are met:
- (i) The pit shall not exceed 20.98 ha. in area with maximum tonnage extracted to be no more than 15,000 tonnes/year.
- (ii) The quarry shall not exceed 5.83 ha. in area with maximum tonnage extracted to be no more than 15,000 tonnes/year.
- (iii) The perimeter of the pit extraction area shall be a minimum of 300 metres from any legally established residential use on another lot and 50 metres from any street.

- (iv) The perimeter of the quarry extraction area shall be a minimum of 500 metres from any legally established residential use on another lot and 50 metres from any street.
- (v) Access shall be restricted to the approved residential entrance from Highway No. 69 under Ministry of Transportation permit number EN-96-54s-001.
- (vi) The location of accessory buildings or structures, including temporary portable site trailers for employees, are subject to the following minimum requirements:

Minimum Front Yard	30 metres
Minimum Side Yard	15 metres
Minimum Rear Yard	15 metres

- (vii) An accessory dwelling unit is prohibited.

- (2) Subsection (1) applies to that parcel of land in the geographic Township of Dill, in the Territorial District of Sudbury, being Part of Lot 5, Concession I, and more particularly described as Parcel 11103, Sudbury East Section registered in the Land Registry Office for the Land Titles Division of Sudbury (No. 53).
(S.E.P.B. By-law 97-14)

- RU-193**
- (1) The land described in Subsection (3) is rezoned from Rural (RU) Zone to General Commercial (CG) in accordance with the applicable provisions of this zoning by-law and if the following additional provisions are met:
 - (i) Entrance to and exit from the property, certified by the Ministry of Transportation, shall only be permitted from Highway 537. No entrance to or exit from the property is permitted on Highway 69.
 - (ii) No building or structure shall be located within 20 metres of a lot line abutting land that is zoned to permit a residential use. Exterior lighting and illuminated signs shall be so arranged as to deflect light away from abutting lands.
 - (iii) One loading space, as defined in subsection (2), shall be provided for every 100 square metres of gross floor area.
 - (iv) Loading spaces shall not be located in a front yard or in any yard that abuts land that is zoned to permit a residential use.
 - (v) No front yard is to be used for employee parking and any front yard that is not used for driveways and visitor parking spaces shall be adequately landscaped.

(vi) A strip of land not less than 6 metres in width along the lot line abutting land that is zoned to permit a residential use shall be adequately landscaped except where used for entrance and exit.

(vii) Where the land described in Subsection (3) abuts a provincial highway, a strip of land not less than 2 metres in width along the lot line adjacent to the road shall be adequately landscaped.

(2) "Loading Space" means an area of land, which is provided and maintained upon the same lot on which the main use is located, for the temporary parking of one or more commercial motor vehicles while merchandise or materials are being loaded or unloaded from such vehicles.

(3) Subsection (1) and (2) apply to that parcel of land in the geographic Township of Dill in the Territorial District of Sudbury being part of Lot 2, Concession I, and more particularly described as Part 1 of Plan 53R-16273, received and deposited in the Land Registry Office for the Land Titles Division of Sudbury (No. 53) on June 9th, 1998.

(S.E.P.B. By-law 98-08)

RU-194 (1) Notwithstanding Section 23(3) of the Rural Zone (RU) of this By-law, the minimum side yard setback (northwest side only) for the existing single residential dwelling, on the lands described in Subsection (2) herein, shall be 2 metres.

(2) Subsection (1) applies to that parcel of land in the geographic Township of Dill in the Territorial District of Sudbury being Part of Lot 5, Concession II, and more particularly described as Parcel 20147 Sudbury East Section, registered in the Land Registry Office for the Land Titles Division of Sudbury (No. 53).

(3) All other provisions of this By-law remain applicable to the land described in Subsection (2) herein.

(S.E.P.B. By-law 98-13)

RU-195 Repealed by By-law 2004-330Z (751-9/04-1)

RU-196 (1) Schedule 1 of this By-law is amended by changing the Seasonal Residential Zone (SR) to a Rural Zone (RU), on Part of Lot 3, Concession III, Township of Cleland, Territorial District of Sudbury, being Part 6, Plan SR-295, Parcel 31102 Sudbury East Section, registered in the Land Registry Office for the Land Titles Division of Sudbury (No. 53).

(S.E.P.B. By-law 00-01)

RU-201 Section 120 deleted making site standard "RU", Rural. Parcel 17512 in Lot 2, Concession 4, Cleland Township.

- RU-202** a) (1) Despite subsection 48(2) and Maps 127, 128, 129 and 156, of this Regulation every use of land and every erection, location or use of buildings or structures on the land described in subsection (3) is prohibited except one single detached dwelling for each lot and uses, buildings and structures accessory to a single detached dwelling.
- (2) The RMP zone shown on Map 127 is deemed to be in the Rural zone and subject to the requirements of Part II of the order as amended and to subsection (1) above.
- (3) Subsections (1) and (2) apply to that parcel of land in the unorganized Township of Cleland in the Territorial District of Sudbury being part of Lot 12, Concession II, designated as Lots 1 to 8, inclusive, on Plan 53M-1257 registered in the Land Registry Office for the Land Titles Division of Sudbury (No. 53).
- b) (1) Despite section 23(3) of this Regulation, the minimum lot area for the land described in subsection (2) is 0.16ha.
- (2) Subsection (1) applies to that parcel of land in the unorganized Township of Cleland in the Territorial District of Sudbury being part of Lot 12, Concession II, designated as Lot 1 on Plan 53M-1257 registered in the Land Registry Office for the Land Titles Division of Sudbury (No. 53) (OMB #1994-4, M940017)

RU-203 (Ont. Reg. #662/86)

Parcel 14433, Lot 8, Concession 4, Cleland

To allow a second single family dwelling and accessory structures.