



Picturesque Farm Fronting On 2 Roads (Highway 9 & Bathurst St). 16.42 Acres Situated Directly Across From Existing Residential Development. Century (No Status) Home On Beautiful Mature Treed Acreage Some Reno's Completed. Lovely Patio & Perennial Gardens. Minutes To All Amenities Of Newmarket, Aurora And King As Well As 400 Series Highways. Extensive Treed Drive Leads To Renovated Bank Barn And 36,000 Sq.Ft. 3-Storey Barn With Equipment Shed. Viewings By Appointment Only



SECTION 24 - RURAL SPECIALIZED (RU3) ZONE

24.1 Uses Permitted

No person shall within a Rural Specialized (RU3) zone change the use of any building, structure or land, or erect and use any building or structure except in conformity with the following uses:

a specialized use farm as defined by Section 3.54 of this By-law, together with residential accommodation for the owner or residential staff.

24.2 Zone Reauirements

In a Rural Specialized (RU3) zone, no person shall erect, or use a building or structure for agricultural purposes except in accordance with the following provisions or any applicable paragraph of Section 27 - Special Provisions:

	<u>Detached Dwelling</u>	<u>Other Uses</u>
	4.0 ha.	4.0 ha
(i) Lot Area Minimum	120.0 m	120.0 m
(ii) Lot Frontage Minimum	15.0 m	60.0 m
(iii) Front Yard Minimum	23.0 m	60.0 m
(iv) Rear Yard Minimum	9.0 m	60.0 m
(v) Side Yard Minimum		
(vi) Floor Area Minimum	140.0 ^{sq.m}	<u>20%</u>
(vii) Lot Coverage Maximum	Nil 11.0 m	11.0 m
(viii) Height Maximum		

24.3 Yard Abutting Residential Zone or Use

Notwithstanding any other provision of this By-law, a Specialized Rural (RU3) zone use shall not be located closer than;

- (i) 600.0 metres of any Residential zone, or
- (ii) 180.0 metres of any residential use on an adjacent property held in separate ownership.

3.54 **Farm Specialized Use:** means land on which the predominant use is for buildings for the intensive raising or keeping of chickens, turkeys or other fowl, rabbits or other fur bearing animals, a broiler plant, the growing of mushrooms, the keeping of animals for medical purposes or the intensive feeding of hogs, sheep, goats or horses or cattle in a confined area.

For the purposes of this definition the following ratio of animals per hectare shall be used in determining the minimum requirement for intensive use:

- (a) seven (7) cattle per hectare
- (b) twelve (12) adult goats per hectare
- (c) twenty-five (25) swine per hectare
- (d) ten (10) horse per hectare
- (e) two hundred and fifty (250) domestic rabbits per hectare
- (f) twelve (12) mink per hectare
- (g) twelve (12) foxes per hectare
- (h) twelve (12) dogs per hectare
- (i) ninety (90) fowl per hectare

3.55 **Family:** means a person or two (2) or more persons interrelated by bonds of consanguinity, marriage or legal adoption and together with not more than three (3) persons unrelated to such persons living together as a single, independent and separate housekeeping unit in one dwelling unit and for the purpose of this paragraph, the word "family" includes and shall be deemed to include gratuitous guests and bona fide servants employed as such on the premises containing the said dwelling unit.

3.56 **Floodplain:** means the horizontal area below the high water mark of a watercourse (including a drainage canal) or lake or as defined by The South Lake Simcoe Conservation Authority or The Metropolitan Toronto and Region Conservation Authority or the area within 30.0 metres of the centre line of a watercourse whichever distance is the greater. (Definition not approved by O.M.B.).

3.57 **Floor Area:** means with reference to a building, the total habitable floor area within a building which area is measured between the exterior faces of the exterior walls or from the centre line of a common or party wall, but