



Township of King  
**Zoning By-law for the Countryside**

By-law No. 2022-053

**Final | September 2022**

Prepared by WSP for the Township of King

Administrative Corrections made October 12, 2022, refer to Section 7.2

# Part 7 | Rural and Agricultural Zones

## 7.1 List of Rural and Agricultural Zones

For convenience purposes, the Rural and Agricultural zones, as defined in Table 5.1, are also shown in Table 7-1.

**Table 7-1: Rural and Agricultural Zones**

Zone	Zone Symbol
Rural Residential	RR
Rural Estate Residential	RE
Rural Commercial	RC
Rural Employment	RM
Rural Employment Greenbelt	RMG
Rural Mineral Aggregate	RX
Agricultural	A
Agricultural Specialty Crop	AS
Agricultural Related	AR

## 7.2 Permitted Uses in the Rural Zones

No person shall use any *lot*, *building* or *structure* for any purpose except for one or more of the *uses* as permitted in accordance with Table 7-2. *Uses* permitted in the Rural zones are denoted by the symbol “•” in the column applicable to that *zone* and corresponding with the row for a permitted *use* in Table 7-2.

**Table 7-2: Uses Permitted in the Rural Zones**

Use	RR	RE	RC	RM	RMG	RX
<i>Agricultural products processing establishment</i>				•		
<i>Agricultural use</i>					•	
<i>Asphalt plant</i> (1)						• (3)
<i>Auction establishment</i>				• (2)		
<i>Automobile body repair garage</i> (1)				• (2)		

Use	RR	RE	RC	RM	RMG	RX
Automobile repair garage (1)				• (2)		
Automobile service station (1)			• (2)			
Automobile sales and service (1)			• (2)			
Automobile washing establishment (1)			• (2)			
Building supply and equipment depot			• (2)	• (2)		
Commercial greenhouse (1)				•		
Clinic			• (2)			
Concrete batching plant						• (3)
Crop storage and distribution (1)				•		
Custom workshop (1)			• (2)	•		
Farm implement sales and service				•		
Farmers' market			• (2)			
Garden centre (1)			• (2)			
Group home	•	•				
Industrial cannabis processing facility (1) (5)				•		
Industrial use, heavy (1)				• (2)		
Industrial use, light (1)				• (2)		
Inn			• (2)			
Legally existing use				<del>• (8)</del>	• (8)	
Light service shop (1)			• (2)			
Manufacturing establishment, heavy (1)				• (2)		
Manufacturing establishment, light (1)				• (2)		

Administrative  
Correction  
October 12, 2022

Denny Timm  
Digitally signed by Denny Timm, DN: cn=Denny Timm, o=Township of King, ou=Clerk's Division, email=dennym@king.ca, c=CA  
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Use	RR	RE	RC	RM	RMG	RX
<i>Medical cannabis production site</i> (1) (5)				•		
<i>Mineral aggregate operation</i> (1)						• (4)
<i>Office</i>			• (2)			
<i>Portable asphalt plant</i> (1)						• (3)
<i>Portable concrete plant</i> (1)						• (3)
<i>Restaurant</i>			• (2)			
<i>Restaurant, take-out</i> (7)			• (2)			
<i>Retail</i>			• (2)			
<i>Service shop, heavy</i> (1)				•		
<i>Service shop, light</i> (1)				•		
<i>Single detached dwelling</i>	•	•				
<i>Storage depot</i> (1)			• (2)			
<i>Truck or bus terminal</i> (1)				• (2)		
<i>Winery, cidery, distillery or micro-brewery</i>				•		
<b>On-farm Diversified Uses</b>						
<i>Agri-tourism use</i> (6)					•	
<i>Agricultural animal clinic</i> (6)					•	
<i>Bed and breakfast</i> (6)					•	
<i>Equine event facility</i> (6)					•	
<i>Farm micro-brewery, cidery, or winery</i> (6)					•	
<i>Farm produce outlet</i> (6)					•	
<i>Home industry</i> (6)					•	
<i>Ground-mounted solar facility</i> (6)					•	
<i>On-farm shop or café</i> (6)					•	
<i>Studio</i> (6)					•	
<b>Specified Accessory Uses</b>						

Use	RR	RE	RC	RM	RMG	RX
<i>Additional residential unit</i> (6)	•	•				
<i>Ancillary retail</i> (6)				•		
<i>Bed and breakfast</i> (6)	•	•				
<i>Commercial patio</i> (6)			•	• (7)(9)		
<i>Home industry</i> (6)	•					
<i>Home occupation</i> (6)	•	•				
<i>Office</i>				•		•
<i>Open product display</i> (6)			•	•		
<i>Open storage</i> (6)			•			
<i>Private home child care</i> (6)	•	•				
<i>Seasonal commercial use</i> (6)			•			
<i>Shipping container</i> (6)				•		•

#### Special Provisions:

- (1) This *use* or activities associated with this *use* may be subject to restrictions under the provisions of Section 3.47 – Wellhead Protection Areas, where included on Schedule “B-1”.
- (2) Only legally *existing uses* shall be permitted.
- (3) This *use* shall be prohibited within 215.0 m of an abutting residential *use* on the same or adjacent lot or Future Use *zone*.
- (4) This *use* shall be prohibited within 120.0 m of an abutting residential *use* on the same or adjacent lot or Future Use *zone*.
- (5) This *use* is subject to a holding symbol (H) in accordance with the provisions of Section 3.21.
- (6) This *use* shall be subject to Section 3 of this By-law.

- (7) This *use* shall have a maximum of 12 seats intended for the *use* of patrons, inclusive of seats provided on a *commercial patio*.
- (8) This *use* shall be subject to the provisions of Section ~~7.8~~ 7.9.
- (9) This *use* shall only be permitted as accessory to a *winery, cidery, distillery or micro-brewery*.

Administrative  
Correction  
October 12, 2022

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## 7.3 Lot and Building Requirements for the Rural Zones

No person shall within any Rural *zone*, *use* any *lot*, or *erect, alter* or *use* any *building* or *structure* except in accordance with Table 7-3:

**Table 7-3: Lot and Building Requirements for the Rural Zones**

Requirement	RR	RE	RC	RM	RMG	RX
Minimum <i>Lot Area</i>	As legally <i>existing</i>	As legally <i>existing</i>	As legally <i>existing</i>	As legally <i>existing</i>	As legally <i>existing</i>	As legally <i>existing</i>
Minimum <i>Lot Frontage</i> (m)	As legally <i>existing</i>	As legally <i>existing</i>	30.0	30.0	As legally <i>existing</i>	60.0
Minimum <i>Front Yard</i> (m)	15.0	9.0	7.5	15.0	15.0	30.0 (2)(3)
Minimum <i>Rear Yard</i> (m)	23.0	23.0	7.5	11.0 (1)	23.0 (1)	30.0 (2)(3)
Minimum <i>Interior Side Yard</i> (m)	9.0	4.5	6.0	3.0 (1)	9.0 (1)	30.0 (2)(3)
Minimum <i>Exterior Side</i> <i>Yard</i> (m)	9.0	4.5	6.0	7.5 (1)	9.0 (1)	30.0 (2)(3)
Maximum <i>Lot Coverage</i>	15%	15%	25%	25%	20%	N/A
Maximum <i>Height</i> (m)	11.0	11.0	11.0	11.0	11.0	N/A
Minimum <i>planting strip</i> abutting a road, Future Use <i>zone</i> , or <i>residential use</i> (width in m)	N/A	N/A	3.0	3.0	3.0	6.0 (4)

Special Provisions:

- (1) Where a Rural Employment or Rural Employment Greenbelt zone abuts a *residential use* or Future Use zone, the minimum required *yard* where the zone so abuts shall be 30.0 m.
- (2) Where a Rural Mineral Aggregate zone abuts a *residential use* or Future Use zone, the minimum distance of a *building, structure* or *open storage* shall be 90.0 m from the abutting *lot line*.
- (3) Where an *interior side yard* or *exterior side yard* abuts a public *street* or road, the minimum required *yard* shall be 60.0 m.
- (4) A required *planting strip* in the Rural Mineral Aggregate zone shall be subject to Section 3.23 of

## 7.4 Special Provisions for Stables and Barns

- a) In the Rural Residential zone, any *accessory building* or *structure* used to house domesticated animals shall be subject to the following additional requirements:
  - i) The minimum distance between any portion of an *accessory building* or *structure* used to house domesticated animals, except *chicken hens*, shall be 60.0 m from any Residential zone or any *dwelling unit* on an adjacent *lot*.
  - ii) The minimum distance between any portion of an *accessory building* or *structure* used to house domesticated animals, except *backyard hens*, shall be 30.0 m from any *street line*.

## 7.5 Permitted Uses in the Agricultural Zones

No person shall use any *lot, building* or *structure* for any purpose except for one or more of the *uses* as permitted in accordance with Table 7-4. Uses permitted in the Agricultural zones are denoted by the symbol “●” in the column applicable to that *zone* and corresponding with the row for a permitted *use* in **Table 7-4**.

**Table 7-4: Uses Permitted in the Agricultural Zones**

Use	A	AS	AR
<i>Abattoir</i>			●
<i>Agricultural cannabis production facility</i> (1) (2) (3)	●		
<i>Agricultural products processing establishment</i>			●
<i>Agricultural research and training facility</i>	●	● (5)	●

Use		A	AS	AR
<i>Agricultural use</i>		•	•	•
<i>Auction establishment</i>				•
<i>Commercial greenhouse</i>	(2)			•
<i>Crop storage</i>			•	
<i>Crop storage and distribution</i>	(2)			•
<i>Equestrian facility</i>		•		
<i>Farm feed and supply store</i>				•
<i>Farm implement sales and service</i>	(2)			•
<i>Farmers market</i>				•
<i>Group home</i>	(1)	•		
<i>Kennel</i>	(1)			•
<i>Manure storage facility</i>				•
<i>Medical cannabis production site</i>	(1) (2) (3)	•		
<i>Mushroom farm</i>	(1)	•	•	•
<i>Single detached dwelling</i>	(5)	•	•	
<i>Winery, cidery, distillery and micro-brewery</i>				•
<b>On-Farm Diversified Uses</b>				
<i>Agri-tourism use</i>	(1)	•		•
<i>Agricultural animal clinic</i>	(1)	•		•
<i>Bed and breakfast</i>	(1)	•		•
<i>Equine event facility</i>	(1)	•		
<i>Farm micro-brewery, cidery, or winery</i>	(1)	•		
<i>Farm produce outlet</i>	(1)	•	•	•
<i>Home industry</i>	(1)	•	•	•
<i>Ground-mounted solar facility</i>	(1)	•	•	•
<i>On-farm shop or café</i>	(1)	•		•
<i>Studio</i>	(1)	•		•
<i>Value-added agricultural use</i>	(1)	•	•	•
<b>Specified Accessory Uses</b>				



Use		A	AS	AR
<i>Additional residential unit</i>	(1)	•		
<i>Commercial patio</i>	(1) (5)	•		•
<i>Home occupation</i>	(1)	•	•	•
<i>Seasonal farm help dwelling</i>	(1)		•	
<i>Shipping container</i>	(1)	•	•	•

## Special Provisions:

- (1) This *use* is subject to special provisions under Section 3 of this By-law.
- (2) This *use* or activities associated with this *use* may be subject to restrictions under the provisions of Section 3.47 – Wellhead Protection Areas, where included on Schedule “B-1”.
- (3) This *use* is subject to a holding symbol (H) in accordance with the provisions of Section 3.4.
- (4) This *use* shall only be permitted as an *accessory use* to an *on-farm shop or café* and *farm micro-brewery, cidery, or winery*.
- (5) In the Protected Countryside in the Greenbelt Plan Area, this *use* shall only be permitted on an *existing lot* of record, provided the *lot* was *zoned* for the *use* as of the date the Greenbelt Plan came into effect.

## 7.6 Lot and Building Requirements for the Agricultural Zones

No person shall within any Agricultural Zone *use* any *lot*, or *erect, alter* or *use* any *building* or *structure* except in accordance with **Table 7-5**.

**Table 7-5: Lot and Building Requirements for the Agricultural Zones**

Requirement		A	AS	AR
Minimum <i>Lot Area</i>	(1)	40.0 ha.	16.0 ha.	40.0 ha
Minimum <i>Lot Frontage</i>	(1)	180.0 m	57.0 m	180.0 m
Minimum <i>Front Yard</i>		15.0 m	11.0 m (2)	15.0 m
Minimum <i>Rear Yard</i>		23.0 m	12.0 m	23.0 m

Requirement	A	AS	AR
Minimum <i>Interior Side Yard</i>	9.0 m	4.5 m	9.0 m (3)
Minimum <i>Exterior Side Yard</i>	9.0 m	4.5 m	9.0 m (3)
Maximum <i>Lot Coverage</i>	As required by Section 7.7 of this By-law		
Maximum <i>Height</i>	11.0 m	11.0 m	11.0 m

Special Provisions:

- (1) The minimum *lot area* and *lot frontage* requirements shall not apply to use any *lot*, *erect*, *alter* or use any *building* or *structure* as part of *agricultural use*.
- (2) For uses other than a *single detached dwelling* or *commercial greenhouse*, the minimum required *front yard* shall be 15.0 m.
- (3) For uses other than a *single detached dwelling*, the minimum required *interior side yard* and *exterior side yard* shall be 60.0 m.

## 7.7 Maximum Lot Coverage in the Agricultural Zones

- a) In the Agricultural (A), Agricultural Specialty Crop (AS) and Agriculture Related (AR) zones, the maximum *lot coverage* shall be:
  - i) for *lots* with a *lot area* greater than 20.0 ha, the maximum *lot coverage* shall be 3% or 1.0 ha., whichever is less.
  - ii) for *lots* with a *lot area* greater than 4.0 ha, but equal to or less than 20.0 ha, the maximum *lot coverage* shall be 5%.
  - iii) for *lots* with a *lot area* greater than 1.0 ha, but equal to or less than 4.0, the maximum *lot coverage* shall be 10%.
  - iv) for *lots* with a *lot area* equal to or less than 1.0 ha, the maximum *lot coverage* shall be 15%.

## 7.8 Undersized Lots in the Agricultural Zones

- a) Notwithstanding Table 7.5, the *use*, *erection* or expansion of a *single detached dwelling* in the Agricultural (A), Agricultural Specialty Crop (AS) and Agriculture Related (AR) zones shall be permitted on an *existing lot* with frontage on a *public street* where the minimum *lot area* is 1,900.0 m<sup>2</sup> or greater, subject to the following requirements:

- i) the minimum *lot frontage* shall be 30.0 m.
  - ii) the minimum *front yard* shall be 11.0 m.
  - iii) the minimum *rear yard* shall be 12.0 m.
  - iv) the minimum *interior side yard* shall be subject to the following:
    - a) 1.5 m for a *dwelling* with a *height* of 6.0 m or less;
    - b) 1.8 m for a *dwelling* with a *height* greater than 6.0 m but less than 9.5 m; or
    - c) 2.1 m for a *dwelling* with a *height* greater than 9.5 m.
  - vi) the maximum *height* shall be 11.0 m.
  - vii) the minimum *exterior side yard* shall be 4.5 m.
  - viii) the maximum *lot coverage* shall be subject to Section 7.7 of this By-law.
  - viii) for clarity, all other requirements of this By-law shall apply.
- b) Notwithstanding Table 7.5 and 7.7 a) viii), the maximum *gross floor area* of a *dwelling* in the Agricultural Specialty Crop (AS) zone shall be 10% of the total *lot area*, or 500.0 m<sup>2</sup>, whichever is less.

## 7.9 Rural Employment Greenbelt Zone Provisions

- a) Within the Rural Employment Greenbelt (RMG) zone, nothing in this By-law applies to prevent the *use* of any land, *building* or *structure* prohibited by this By-law, if the land, *building* or *structure* was lawfully *used* for that purpose as of December 16, 2004 and continues to be *used* for that purpose or in accordance with Section 24 (Transition) of the *Greenbelt Act*.
- b) *Legally existing uses* that are not otherwise permitted in the RMG zone shall be limited to the existing *floor area* and the area of any outdoor *parking areas/open storage* areas and any outdoor activities associated with the *legally existing use* shall not be increased.
- c) Expansions to *existing buildings* and *structures*, including *accessory buildings*, *structures* and *uses*, conversions of *uses*, new *buildings*, *structures* and *uses* shall not be permitted without an approval under Sections 34/41 and/or 45 of the Planning Act.