

# Zoning By-law Review Project



## RURAL RESIDENTIAL LOTS

Clarington's Zoning By-law review project is taking a close look at how zoning has been done in the past and how it could be improved in the future. The zoning of rural residential lots is one example where the current rules have led to some confusion.

### Where we are today

Regardless of their size, lots in Clarington's rural areas and outside of hamlets and Rural Clusters (RC) are typically zoned Agricultural (A), even if the only use on the lot is residential. While zoned Agricultural (A), the regulations for this zone do not allow farming or certain farm-related uses to occur if the lot size is less than two hectares.

### Where we are headed

In Ontario, there are generally two different ways municipalities have approached zoning for small rural residential properties. One is similar to Clarington's current approach of zoning the lands Agricultural (A) which restricts farms and farm-related uses on

smaller lots through regulations. The other approach, recommended in the Draft Zoning By-law, is to zone these lots as Rural Residential (RR). The Rural Residential (RR) zone is applied to lots outside of urban areas that are intended primarily for a residential use and are not considered to be of sufficient size to maintain viable farm operations or provide a sufficient buffer from neighbouring properties.

Keeping with the ZONE Clarington guiding principle to modernize and improve usability of the Zoning By-law, the review has assessed the pros and cons of taking a more direct approach to zoning small rural residential lots that better reflects their principal residential use.





## What is proposed in the draft Zoning By-law?

The draft Zoning By-law contains a new Rural Residential (RR) Zone Category, which is applied to all residential lots less than two hectares in size and are not located in a rural settlement area, such as a hamlet. Permitted uses on Rural Residential (RR) lots include single-detached dwellings, secondary apartments, bed and breakfasts and home businesses. Home industries are permitted on lots of at least one hectare lot size. Agricultural uses are not permitted on properties zoned Rural Residential.

## What Do You Think?

The Zoning By-law review is an ongoing exchange between the Municipality and the community. We want to hear your thoughts on the proposed zoning regulations for **Rural Residential Lots**.

- Do you find this new approach to zoning non-farming rural lots more straightforward and less confusing?
- What are your thoughts on applying a zone to rural residential lots that more closely reflects the permitted uses?

Ensure your ideas are considered during the review and submit your feedback online at [www.clarington.net/ZoneClarington](http://www.clarington.net/ZoneClarington), email [ZoneClarington@clarington.net](mailto:ZoneClarington@clarington.net) or call 905-623-3379 ext. 2415.

## Stay up-to-date

Visit [www.clarington.net/ZoneClarington](http://www.clarington.net/ZoneClarington) and subscribe to ZONE Clarington updates, register as an interested party and find out about upcoming information centres, public meetings and revised drafts of the Zoning By-law.

## Resources

**Current Clarington Zoning By-laws:**  
[www.clarington.net/Zoning](http://www.clarington.net/Zoning)

**Clarington Official Plan:**  
[www.clarington.net/OfficialPlan](http://www.clarington.net/OfficialPlan)



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