

SECTION 3: ZONE PROVISIONS

3.8. RURAL ZONES

No person shall use any land or erect, alter or use any *building* or *structure* for any use in the Rural Zones except in accordance with the following:

3.8.1. The following *uses* are permitted within the Rural Zones:

PERMITTED USE	RU Rural	RR Rural Res.	RC Rural Comm.	RUM Rural Industrial	RUI Rural Institutional
<i>Accessory Dwelling Unit</i>			• (*5)	• (*5)	•
<i>Agricultural Use (*3)</i>	•				
<i>Agricultural Use, Intensive (*3)</i>	•				
<i>Bed & Breakfast Establishment</i>	•	•			
<i>Boarding Kennels (*3)</i>	•				
<i>Bulk Fuel Sales (*3)</i>				•	
<i>Cemetery</i>					•
<i>Convenience Store</i>			•		
<i>Contractor's Yard (*3)</i>				•	
<i>Detached Dwelling (*9)</i>	•	•			
<i>Emergency Services Depot</i>					•
<i>Equipment Sales and Rental (*3)</i>				•	
<i>Forestry Operations (*3)</i>	•				
<i>Garden Centre & Nursery</i>			•		
<i>Group Home 'A'</i>	•	•			
<i>Hens, Backyard (*8)</i>	•	•			
<i>Hobby Farm (*3)</i>	•	• (*2)			
<i>Home Industry (*3)</i>	•	•			
<i>Home Occupation</i>	•	•			
<i>Hunt Camp (*9)</i>	• (*4)				
<i>Market Garden (*3)</i>	•		•		
<i>Motor Vehicle Repair Garage (*3)</i>			•	•	
<i>Outside Display and Sale</i>			• (*1)	• (*1)	
<i>Personal Service Shop (*3)</i>			•		
<i>Place of Worship</i>					•
<i>Public Office</i>					•
<i>Public Works Yard</i>					•
<i>Reforestation Activities/Tree Nursery</i>	• (*3)				
<i>Sawmill (*3)</i>				•	
<i>Second Dwelling Unit (*6)</i>	•	•			
<i>Service Trade Shop (*3)</i>				•	
<i>Veterinary Clinic (*3)</i>	•		•		
<i>Woodland Retreat (*9)</i>	• (*7)				

3.8.2. The following notations apply to Section 3.8.1 where indicated:

- (*1) Permitted only as an *accessory use* and in accordance with Section 4.18.
- (*2) A *hobby farm* is a permitted *use* provided it is clearly secondary and *accessory* to the permitted residential *use* and provided the *hobby farm* is for the *use* of the occupants of the *dwelling unit*.
- (*3) Not permitted within 150 metres of a *navigable waterway*.

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- (*4) A *hunt camp* is only permitted provided:
- i) the use is located on a *lot* greater than 40 hectares;
 - ii) the *building* does not exceed a *total floor area* of 100 m²
 - iii) the *building* is occupied for not more than 16 days in any month and not more than 60 days in any 12 month period.
- (*5) A maximum one *Accessory Dwelling Unit* is permitted provided it is not accessory to a *Bulk Fuel Sales* use.
- (*6) A *Second Dwelling Unit* is permitted provided the following:
- i) a maximum of one *Second Dwelling Unit* is permitted per lot;
 - ii) the *lot* on which the *Second Dwelling Unit* is located meets the minimum *lot area* and minimum *lot frontage* requirements for the zone in which it is located;
 - iii) the *building* in which the *Second Dwelling Unit* is located meets all zone standards;
 - iv) the *Second Dwelling Unit* may be located in either a *Detached Dwelling* or in a separate detached *accessory building* with or without other *accessory uses*; and
 - v) the maximum *gross floor area* of a *Second Dwelling Unit* is 75 square metres unless the *Second Dwelling Unit* is located within a *Detached Dwelling*.
- (*7) A *Woodland Retreat* is permitted provided the following:
- i) the use is located on a *lot* greater than 10 hectares;
 - ii) the *building* does not exceed a *total floor area* of 60 m²
 - iii) the minimum setback from a watercourse is 100 metres.
 - iv) the *building* is occupied for not more than 16 days in any month and not more than 60 days in any 12 month period.
- (*8) *Backyard Hens* are permitted provided the following:
- i) The keeping of *Backyard Hens* is accessory to a principal dwelling located on the same lot as the *Backyard Hens*;
 - ii) The *lot* has a minimum *lot area* of 0.2 hectares;
 - iii) The hens are kept in a screened or walled rodent and predator proofed *building* that is located in a *rear yard* with a minimum setback of 6.0 metres from any lot line and a minimum high water mark setback of 30 metres from any navigable waterway; and
 - iv) The hens must be maintained in accordance with good animal husbandry practices as defined by the Ministry of Food And Agriculture.
- (*9) Only one of either a *Detached Dwelling*, *Hunt Camp* or *Woodland Retreat* is permitted on a *lot*.

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3.8.3. The following *zone* standards apply to the Rural Zones:

3.8.3.1. Rural Zone Standards

ZONES	RU	RR	RC	RUM	RUI
	Rural	Rural Residential	Rural Commercial	Rural Industrial	Rural Institutional
Minimum <i>Lot Area</i> :	4.0 ha	2.0 ha	2.0 ha	4.0 ha	2.0 ha
Minimum <i>Lot Frontage</i> :	120 m	90 m	90 m	120 m	90 m
Minimum <i>Yard Requirements</i> :					
<i>Front Yard</i>	15 m	15 m	15 m	15 m	15 m
<i>Exterior Side Yard</i>	15 m	15 m	15 m	15 m	15 m
<i>Interior Side Yard</i>	4.5 m	4.5 m	6 m	6 m	6 m
<i>Rear Yard</i>	7.5 m	7.5 m	7.5 m	10.6 m	7.5 m
Maximum <i>Lot Coverage</i>	10%	15%	15%	10%	15%
Minimum <i>Dwelling Unit Size (GFA)</i>	85 m ²	85 m ²	85 m ²	85 m ²	85 m ²
Maximum <i>Height</i>	9 m	9 m	9 m	9 m	9 m
Min. Setback from Centerline of Road					
Provincial	26 m	26 m	26 m	26 m	26 m
District	20.5 m	20.5 m	20.5 m	20.5 m	20.5 m
Other	17.5 m	17.5 m	17.5 m	17.5 m	17.5 m