

## PART 9 – RURAL ZONES

### 9.1. COUNTRY RESIDENTIAL ZONE (RU1)

#### .1 Purpose

To accommodate rural, agricultural, and residential uses on parcels of land that are 0.5 ha or greater.

#### .2 Principal Uses, Buildings and Structures

- (a) Agriculture, general
- (b) Agriculture, intensive in ALR only
- (c) Alcohol production facility in ALR only
- (d) Cannabis production facility in ALR only
- (e) Greenhouse or plant nursery
- (f) Modular home
- (g) Single detached dwelling

#### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Bed and breakfast
- (c) Care facility, minor
- (d) Carriage house (may be subject to ALC regulations)
- (e) Home based business, major
- (f) Kennel, hobby
- (g) Retail sales of farm products or processed farm products
- (h) Secondary suite
- (i) Short term accommodation

#### .4 Site Specific Uses, Buildings and Structures - *Reserved*

#### .5 Regulations Table

<b>SUBDIVISION REGULATIONS</b>		
<b>(a)</b>	<b>Minimum parcel area</b>	0.5 ha (1.2 ac)
<b>(b)</b>	<b>Minimum parcel frontage</b>	30 m (98.4 ft)
<b>DEVELOPMENT REGULATIONS</b>		
<b>(c)</b>	<b>Maximum density:</b>	
i.	Single detached dwelling and modular home	Only 1 single detached dwelling or only 1 modular home per parcel
ii.	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
<b>(d)</b>	<b>Maximum parcel coverage:</b>	
i.	For all uses, buildings and structures other than a greenhouse	20%
ii.	Greenhouse	50% less the parcel coverage of all other uses, buildings and structures

<b>(e)</b>	<b>Maximum building height is 15.0 m (49.2 ft) except for the following:</b>	
i.	Single detached dwelling and modular home	10.0 m (32.8 ft) to a maximum of 3 storeys
ii.	Buildings used as part of a farm operation as defined in the <i>Farm Practices Protection Act</i>	15.0 m (49.2 ft)
iii.	Accessory buildings and structures	5.0 m (16.4 ft)
iv.	Carriage house	7.0 m (23.0 ft)
<b>SITING REGULATIONS</b>		
<b>(f)</b>	<b>Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:</b>	
i.	Front parcel boundary	6.0 m (19.7 ft)
ii.	Rear parcel boundary	7.5 m (24.6 ft)
iii.	Interior side parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for the first 9.0 m (29.5 ft) of building height for an alcohol production facility and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5ft)
iv.	Exterior side parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for the first 9.0 m (29.5 ft) of building height for an alcohol production facility and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5ft)
v.	A1 Zone or ALR	Subject to Section 3.25
vi.	Watercourses	Subject to Section 3.27
<b>(g)</b>	<b>Despite 9.1.5(f), the following uses, buildings and structures shall be sited at least the distance indicated in the right-hand column below, opposite that feature indicated in the middle column, from any parcel boundary:</b>	
i.	Buildings housing animals, kennel and greenhouse	15.0 m (49.2 ft)
ii.	Cannabis production facility	30.0 m (98.4 ft) except it is 60.0 m (196.9 ft) from any P zone

**.6 Other Regulations - Reserved**

## 9.2. RURAL RESIDENTIAL SMALL PARCEL ZONE (RU2)

### .1 Purpose

To accommodate rural, agricultural, and residential uses on parcels of land that are 1 ha or greater.

### .2 Principal Uses, Buildings and Structures

- (a) Agriculture, general
- (b) Agriculture, intensive in ALR only
- (c) Alcohol production facility in ALR only
- (d) Cannabis production facility in ALR only
- (e) Greenhouse or plant nursery
- (f) Modular home
- (g) Single detached dwelling

### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Agri-tourism
- (c) Agri-tourism accommodation
- (d) Bed and breakfast
- (e) Care facility, minor
- (f) Carriage house (may be subject to ALC regulations)
- (g) Home based business, major
- (h) Kennel, hobby
- (i) Secondary suite
- (j) Short term accommodation
- (k) Retail sales of farm products or processed farm products

### .4 Site Specific Uses, Buildings and Structures – *Reserved*

### .5 Regulations Table

<b>SUBDIVISION REGULATIONS</b>		
<b>(a)</b>	<b>Minimum parcel area</b>	1.0 ha (2.5 ac)
<b>(b)</b>	<b>Minimum parcel frontage</b>	30 m (98.4 ft)
<b>DEVELOPMENT REGULATIONS</b>		
<b>(c)</b>	<b>Maximum density:</b>	
i.	Single detached dwelling and modular home	Only 1 single detached dwelling or only 1 modular home per parcel
ii.	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
<b>(d)</b>	<b>Maximum parcel coverage:</b>	
i.	For all uses, buildings and structures other than a greenhouse	10%
ii.	Greenhouse	50% less the parcel coverage of all other uses, buildings and structures

<b>(e)</b>	<b>Maximum building height is 15.0 m (49.2 ft) except for the following:</b>	
i.	Single detached dwelling and modular home	10.0m (32.8 ft) to a maximum of 3 storeys
ii.	Buildings used as part of a farm operation as defined in the <i>Farm Practices Protection Act</i>	15.0 m (49.2 ft)
iii.	Accessory buildings and structures	5.0 m (16.4 ft)
iv.	Carriage house	7.0 m (23.0 ft)
<b>SITING REGULATIONS</b>		
<b>(f)</b>	<b>Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:</b>	
i.	Front parcel boundary	6.0 m (19.7 ft)
ii.	Rear parcel boundary	7.5 m (24.6 ft)
iii.	Interior side parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for the first 9.0 m (29.5 ft) of building height for an alcohol production facility and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5ft)
iv.	Exterior side parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for the first 9.0 m (29.5 ft) of building height for an alcohol production facility and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5ft)
v.	A1 Zone or ALR	Subject to Section 3.25
vi.	Watercourses	Subject to Section 3.27
<b>(g)</b>	<b>Despite 9.2.5(f), the following uses, buildings and structures shall be sited at least the distance indicated in the right-hand column below, opposite the feature indicated in the middle column, from any parcel boundary:</b>	
i.	Buildings housing animals, kennel and greenhouse	15.0 m (49.2 ft)
ii.	Cannabis production facility	30.0 m (98.4 ft) except it is 60.0 m (196.9 ft) from any P zone

## .6 Other Regulations - Reserved

### 9.3. RURAL RESIDENTIAL MEDIUM PARCEL ZONE (RU3)

#### .1 Purpose

To accommodate rural, agricultural, and residential uses on parcels of land that are 2.0 ha or greater.

#### .2 Principal Uses, Buildings and Structures

- (a) Agriculture, general
- (b) Agriculture, intensive in ALR only
- (c) Alcohol production facility in ALR only
- (d) Cannabis production facility in ALR only
- (e) Greenhouse or plant nursery
- (f) Modular home
- (g) Riding stables
- (h) Single detached dwelling

#### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Agricultural retail sales
- (c) Agri-tourism
- (d) Agri-tourism accommodation
- (e) Bed and breakfast
- (f) Care facility, minor
- (g) Carriage house (may be subject to ALC regulations)
- (h) Home based business, major
- (i) Kennel, hobby
- (j) Secondary suite
- (k) Short term accommodation
- (l) Retail sales of farm products or processed farm products

#### .4 Site Specific Uses, Buildings and Structures - *Reserved*

#### .5 Regulations Table

<b>SUBDIVISION REGULATIONS</b>		
<b>(a)</b>	<b>Minimum parcel area</b>	2.0 ha (4.9 ac)
<b>(b)</b>	<b>Minimum parcel frontage</b>	30 m (98.4 ft)
<b>DEVELOPMENT REGULATIONS</b>		
<b>(c)</b>	<b>Maximum density:</b>	
i.	Single detached dwelling and modular home	Only 1 single detached dwelling or only 1 modular home per parcel
ii.	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
<b>(d)</b>	<b>Maximum parcel coverage:</b>	
i.	For all uses, buildings and structures other than a greenhouse	10%

ii.	Greenhouse	50% of the parcel area, less the parcel coverage of all other uses, buildings and structures
<b>(e)</b>	<b>Maximum building height is 15.0 m (49.2 ft) except for the following:</b>	
i.	Single detached dwelling and modular home	10.0 m (32.8 ft) to a maximum of 3 storeys
ii.	Buildings used as part of a farm operation as defined in the <i>Farm Practices Protection Act</i>	15.0 m (49.2 ft)
iii.	Accessory buildings and structures	5.0 m (16.4 ft)
iv.	Carriage house	7.0 m (23.0 ft)
<b>SITING REGULATIONS</b>		
<b>(f)</b>	<b>Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:</b>	
i.	Front parcel boundary	6.0 m (19.7 ft)
ii.	Rear parcel boundary	7.5 m (24.6 ft)
iii.	Interior side parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for the first 9.0 m (29.5 ft) of building height for an alcohol production facility and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5ft)
iv.	Exterior side parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for the first 9.0 m (29.5 ft) of building height for an alcohol production facility and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5ft)
v.	A1 Zone or ALR	Subject to Section 3.25
vi.	Watercourses	Subject to Section 3.27
<b>(g)</b>	<b>Despite 9.3.5(f), the following uses, buildings and structures shall be sited at least the distance indicated in the right-hand column below, opposite the feature indicated in the middle column, from any parcel boundary:</b>	
i.	Buildings housing animals, kennel and greenhouse	15.0 m (49.2 ft)
ii.	Cannabis production facility	30.0 m (98.4 ft) except it is 60.0 m (196.9 ft) from any P zone

## .6 Other Regulations - Reserved

## 9.4. RURAL RESIDENTIAL LARGE PARCEL ZONE (RU4)

### .1 Purpose

To accommodate rural, agricultural and residential uses on parcels of land that are 4 ha or greater.

### .2 Principal Uses, Buildings and Structures

- (a) Agriculture, general
- (b) Agriculture, intensive
- (c) Alcohol production facility in ALR only
- (d) Cannabis production facility in ALR only
- (e) Greenhouse or plant nursery
- (f) Kennel, service on parcels larger than 4 ha
- (g) Modular home
- (h) Riding stable on parcels 2 ha or greater
- (i) Single detached dwelling
- (j) Veterinary clinic

### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Agricultural retail sales
- (c) Agricultural worker dwelling
- (d) Agri-tourism
- (e) Agri-tourism accommodation
- (f) Bed and breakfast
- (g) Care facility, minor
- (h) Carriage house (may be subject to ALC regulations)
- (i) Home based business, major
- (j) Kennel, hobby
- (k) Portable saw mill or portable shake mill on parcels 8 ha (19.8 ac) or greater
- (l) Secondary suite
- (m) Short term accommodation
- (n) Retail sales of farm products or processed farm products

### .4 Site Specific Uses, Buildings and Structures - *Reserved*

### .5 Regulations Table

<b>SUBDIVISION REGULATIONS</b>		
<b>(a)</b>	<b>Minimum parcel area</b>	4.0 ha (9.9 ac)
<b>(b)</b>	<b>Minimum parcel frontage</b>	30 m (98.4 ft)
<b>DEVELOPMENT REGULATIONS</b>		
<b>(c)</b>	<b>Maximum density:</b>	
i.	Single detached dwelling and modular home	Only 1 single detached dwelling or only 1 modular home per parcel
ii.	Agricultural worker dwelling	Subject to Section 3.22

iii.	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
<b>(d)</b>	<b>Maximum parcel coverage:</b>	
i.	For all uses, buildings and structures other than a greenhouse	10%
ii.	Greenhouse	50% less the parcel coverage of all other uses, buildings and structures
<b>(e)</b>	<b>Maximum building height is 15.0 m (49.2 ft) except for the following:</b>	
i.	Single detached dwelling and modular home	12.0 m (39.4 ft)
ii.	Agricultural worker dwelling	9.5 m (31.2 ft) to a maximum of 3 storeys
iii.	Buildings used as part of a farm operation as defined in the <i>Farm Practices Protection Act</i>	15.0 m (49.2 ft)
iv.	Accessory buildings and structures	8.0 m (26.2 ft)
v.	Carriage house	7.0 m (23.0 ft)
<b>SITING REGULATIONS</b>		
<b>(f)</b>	<b>Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:</b>	
i.	Front parcel boundary	6.0 m (19.7 ft)
ii.	Rear parcel boundary	9.0 m (29.5 ft)
iii.	Interior parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for the first 9.0 m (29.5 ft) of building height for an alcohol production facility and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5ft)
iv.	Exterior side parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for the first 9.0 m (29.5 ft) of building height for an alcohol production facility and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5ft)
v.	A1 Zone or ALR	Subject to Section 3.25
vi.	Watercourses	Subject to Section 3.27
<b>(g)</b>	<b>Despite 9.4.5(f), the following uses, buildings and structures shall be sited at least the distance indicated in the right-hand column below, opposite the feature indicated in the middle column, from any parcel boundary:</b>	
i.	Intensive agriculture and cannabis production facility	100.0 m (328.1 ft)
ii.	Buildings housing animals (other than intensive agriculture), kennel, riding stable and greenhouse	15.0 m (49.2 ft)
iii.	Cannabis production facility	30.0 m (98.4 ft) except it is 60.0 m (196.9 ft) from any P zone

**.6 Other Regulations - Reserved**



## 9.5. RURAL RESOURCE ZONE (RU5)

### .1 Purpose

To accommodate rural, agricultural and residential uses on parcels of land that are 30 ha or greater.

### .2 Principal Uses, Buildings and Structures

- (a) Agriculture, general
- (b) Agriculture, intensive
- (c) Alcohol production facility in ALR only
- (d) Cannabis production facility in ALR only
- (e) Greenhouse or plant nursery
- (f) Kennels, service on parcels larger than 4 ha
- (g) Modular home
- (h) Single detached dwelling
- (i) Riding stable on parcels 2 ha or greater
- (j) Veterinary clinic

### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Agricultural worker dwelling
- (c) Agricultural worker dwelling, temporary
- (d) Agri-tourism
- (e) Agri-tourism accommodation
- (f) Care facility, minor
- (g) Carriage house (may be subject to ALC regulations)
- (h) Home based business, major
- (i) Kennel, hobby
- (j) Bed and breakfast
- (k) Portable saw mill or portable shake mill on parcels 8 ha or greater
- (l) Secondary suite
- (m) Short term accommodation
- (n) Retail sales of farm products or processed farm products

### .4 Site Specific Uses, Buildings and Structures - *Reserved*

### .5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	30 ha (74.1 ac)
(b)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
i.	Single detached dwelling and modular home	Only 1 single detached dwelling or only 1 modular home per parcel

ii.	Agricultural worker dwelling and temporary agricultural worker dwelling	Subject to Sections 3.22 and 3.23
iii.	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
<b>(d)</b>	<b>Maximum parcel coverage:</b>	
i.	For other uses, buildings and structures other than a greenhouse	10%
ii.	Greenhouse	50% less the parcel coverage of all other uses, buildings and structures
<b>(e)</b>	<b>Maximum building height is 15.0 m (49.2 ft) except for the following:</b>	
i.	Single detached dwelling and modular home	12.0 m (39.4 ft)
ii.	Agricultural worker dwelling, including temporary	9.5 m (31.2 ft) to a maximum of 3 storeys
iii.	Buildings used as part of a farm operation as defined in the <i>Farm Practices Protection Act</i>	15.0 m (49.2 ft)
iv.	Accessory buildings and structures	8.0 m (26.2 ft)
v.	Carriage house	7.0 m (23.0 ft)
<b>SITING REGULATIONS</b>		
<b>(f)</b>	<b>Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:</b>	
i.	Front parcel boundary	6.0 m (19.7 ft)
ii.	Rear parcel boundary	10.0 m (32.8 ft)
iii.	Interior side parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for the first 9.0 m (29.5 ft) of building height for an alcohol production facility and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5ft)
iv.	Exterior side parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for the first 9.0 m (29.5 ft) of building height for an alcohol production facility and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5ft)
v.	A1 Zone or ALR	Subject to Section 3.25
vi.	Watercourses	Subject to Section 3.27
<b>(g)</b>	<b>Despite 9.5.5(f), the following uses, buildings and structures shall be sited at least the distance indicated in the right-hand column below, opposite the feature indicated in the middle column, from any parcel boundary:</b>	
i.	Intensive agriculture and cannabis production facility	100.0 m (328.1 ft)
ii.	Buildings housing animals (other than intensive agriculture), kennel, riding stable and greenhouse	15.0 m (49.2 ft)
iii.	Cannabis production facility	30.0 m (98.4 ft) except it is 60.0 m (196.9 ft) from any P zone

**.6 Other Regulations - Reserved**