

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) Care facility, minor
- (c) Carriage house (may be subject to ALC regulations)
- (d) Home based business, major
- (e) Kennel, hobby
- (f) Retail sales of farm products or processed farm products
- (g) Secondary suite
- (h) Short-term rental/short-term rental (bed and breakfast)

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

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	0.5 ha (1.2 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.	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage:	
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
(e)	Maximum building height is 15.0 m (49.2 ft) except for the following:	

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)
SITING REGULATIONS		
(f)	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:	
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
(g)	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:	
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) Care facility, minor
- (e) Carriage house (may be subject to ALC regulations)
- (f) Home based business, major
- (g) Kennel, hobby
- (h) Secondary suite
- (i) Short-term rental/short-term rental (bed and breakfast)
- (j) 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	1.0 ha (2.5 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.	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage:	
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
(e)	Maximum building height is 15.0 m (49.2 ft) except for the following:	

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)
SITING REGULATIONS		
(f)	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:	
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
(g)	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:	
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) 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 rental/short-term rental (bed and breakfast)
- (k) 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	2.0 ha (4.9 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.	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage:	
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
(e)	Maximum building height is 15.0 m (49.2 ft) except for the following:	
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)
SITING REGULATIONS		
(f)	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:	
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
(g)	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:	
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) Care facility, minor
- (g) Carriage house (may be subject to ALC regulations)
- (h) Home based business, major
- (i) Kennel, hobby
- (j) Portable saw mill or portable shake mill on parcels 8 ha (19.8 ac) or greater
- (k) Secondary suite
- (l) Short-term rental/short-term rental (bed and breakfast)
- (m) 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	4.0 ha (9.9 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	Subject to Section 3.22

iii.	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage:	
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
(e)	Maximum building height is 15.0 m (49.2 ft) except for the following:	
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)
SITING REGULATIONS		
(f)	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:	
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
(g)	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:	
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) Portable saw mill or portable shake mill on parcels 8 ha or greater
- (k) Secondary suite
- (l) Short-term rental/short-term rental (bed and breakfast)
- (m) 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
(d)	Maximum parcel coverage:	
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
(e)	Maximum building height is 15.0 m (49.2 ft) except for the following:	
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)
SITING REGULATIONS		
(f)	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:	
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
(g)	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:	
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*