

## 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, where uses may be subject to additional *Agricultural Land Commission Act* restrictions or requirements despite Section 9.1.2 and 9.1.3 if parcels are located in the ALR.

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

- |  |                                 |
|--|---------------------------------|
| (a) <a href="#">Agriculture, general</a>                     | (e) Greenhouse or plant nursery |
| (b) <a href="#">Agriculture, intensive</a> in ALR only       | (f) Mobile home                 |
| (c) <a href="#">Alcohol production facility</a> in ALR only  | (g) Modular home                |
| (d) <a href="#">Cannabis production facility</a> in ALR only | (h) Single detached dwelling    |

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

- |  |  |
|--|--|
| (a) <a href="#">Accessory uses, buildings and structures</a> | (f) <a href="#">Kennel, hobby</a>  |
| (b) <a href="#">Care facility, minor</a>                     | (g) Retail sales of <a href="#">farm products</a> or processed <a href="#">farm products</a> |
| (c) <a href="#">Carriage house</a>                           | (h) Secondary suite  |
| (d) Child care, minor (in-home)                              | (i) Short-term rental / short-term rental (bed and breakfast)                                |
| (e) Home based business, major                               |  |

#### .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 <a href="#">frontage</a>	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 <a href="#">carriage house</a>	Only 1 secondary suite or only 1 <a href="#">carriage house</a> per parcel
(d)	Maximum parcel coverage:	
i.	For all uses, <a href="#">buildings</a> and structures other than a greenhouse	20%
ii.	Greenhouse	50% less the parcel coverage of all other uses, <a href="#">buildings</a> 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	11.0 m (36.0 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	8.0 m (26.2 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 or private access easement, whichever is closer	6.0 m (19.7 ft)
ii.	Rear parcel boundary or private access easement, whichever is closer	7.5 m (24.6 ft)
iii.	Interior side parcel boundary or private access easement, whichever is closer	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 (29.5 ft)
iv.	Exterior side parcel boundary or private access easement, whichever is closer	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 (29.5 ft)
v.	A1 Zone or ALR	Subject to Section 3.23
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 where uses may be subject to additional *Agricultural Land Commission Act* restrictions or requirements despite Section 9.2.2 and 9.2.3 if parcels are located in the ALR.

### .2 Principal Uses, Buildings and Structures

- |  |                                 |
|--|---------------------------------|
| (a) <a href="#">Agriculture, general</a>                     | (e) Greenhouse or plant nursery |
| (b) <a href="#">Agriculture, intensive</a> in ALR only       | (f) Mobile home                 |
| (c) <a href="#">Alcohol production facility</a> in ALR only  | (g) Modular home                |
| (d) <a href="#">Cannabis production facility</a> in ALR only | (h) Single detached dwelling    |

### .3 Secondary Uses, Buildings and Structures

- |  |  |
|--|--|
| (a) <a href="#">Accessory uses, buildings and structures</a> | (g) Home based business, major   |
| (b) <a href="#">Agri-tourism</a>                             | (h) <a href="#">Kennel, hobby</a>  |
| (c) <a href="#">Agri-tourism</a> accommodation               | (i) Secondary suite  |
| (d) <a href="#">Care facility, minor</a>                     | (j) Short-term rental / short-term rental (bed and breakfast)                |
| (e) <a href="#">Carriage house</a>                           | (k) Retail sales of <a href="#">farm products</a> or processed farm products |
| (f) Child care, minor (in-home)                              |  |

### .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 <a href="#">frontage</a>	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	<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 <a href="#">carriage house</a>	Only 1 secondary suite or only 1 <a href="#">carriage house</a> per parcel
(d)	<b>Maximum parcel coverage:</b>	
i.	For all uses, <a href="#">buildings</a> and structures other than a greenhouse	10%
ii.	Greenhouse	50% less the parcel coverage of all other uses, <a href="#">buildings</a> and structures
(e)	<b>Maximum building <a href="#">height</a> is 15.0 m (49.2 ft) except for the following:</b>	
i.	Single detached dwelling and modular home	11.0 m (36.0 ft) to a maximum of 3 storeys
ii.	<a href="#">Buildings</a> 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 <b>buildings</b> and structures	5.0 m (16.4 ft)
iv.	<b>Carriage house</b>	8.0 m (26.2 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 or private access easement, whichever is closer	6.0 m (19.7 ft)
ii.	Rear parcel boundary or private access easement, whichever is closer	7.5 m (24.6 ft)
iii.	Interior side parcel boundary or private access easement, whichever is closer	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 <b>height</b> for an <b>alcohol production facility</b> and
		12.0 m (39.3 ft) for any portion above 9.0 m (29.5 ft)
iv.	Exterior side parcel boundary or private access easement, whichever is closer	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 <b>height</b> for an <b>alcohol production facility</b> and
		12.0 m (39.3 ft) for any portion above 9.0 m (29.5 ft)
v.	A1 Zone or ALR	Subject to Section 3.23
vi.	Watercourses	Subject to Section 3.24
<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.	<b>Buildings</b> housing animals, kennel and greenhouse	15.0 m (49.2 ft)
ii.	<b>Cannabis production facility</b>	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, where uses may be subject to additional *Agricultural Land Commission Act* restrictions or requirements despite Section 9.3.2 and 9.3.3 if parcels are located in the ALR.

### .2 Principal Uses, Buildings and Structures

- |  |                                 |
|--|---------------------------------|
| (a) <a href="#">Agriculture, general</a>                     | (e) Greenhouse or plant nursery |
| (b) <a href="#">Agriculture, intensive</a> in ALR only       | (f) Mobile home                 |
| (c) <a href="#">Alcohol production facility</a> in ALR only  | (g) Modular home                |
| (d) <a href="#">Cannabis production facility</a> in ALR only | (h) Riding stables              |
|  | (i) Single detached dwelling    |

### .3 Secondary Uses, Buildings and Structures

- |  |  |
|--|--|
| (a) <a href="#">Accessory uses, buildings and structures</a> | (h) Home based business, major   |
| (b) Agricultural retail sales                                | (i) <a href="#">Kennel, hobby</a>  |
| (c) <a href="#">Agri-tourism</a>                             | (j) Secondary suite  |
| (d) <a href="#">Agri-tourism</a> accommodation               | (k) Short-term rental / short-term rental (bed and breakfast)                |
| (e) <a href="#">Care facility, minor</a>                     | (l) Retail sales of <a href="#">farm products</a> or processed farm products |
| (f) <a href="#">Carriage house</a>                           |  |
| (g) Child care, minor (in-home)                              |  |

### .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 <a href="#">frontage</a>	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	<b>Maximum density:</b>	
i.	Single detached dwelling and modular home	Only 1 single detached <a href="#">dwelling</a> or only 1 modular home per parcel
ii.	Secondary suite and <a href="#">carriage house</a>	Only 1 secondary suite or only 1 <a href="#">carriage house</a> per parcel
(d)	<b>Maximum parcel coverage:</b>	
i.	For all uses, <a href="#">buildings</a> and structures other than a <a href="#">greenhouse</a>	10%
ii.	Greenhouse	50% of the parcel area, less the parcel coverage of all other uses, <a href="#">buildings</a> and structures
(e)	<b>Maximum building <a href="#">height</a> is 15.0 m (49.2 ft) except for the following:</b>	
i.	Single detached dwelling and modular home	11.0 m (36.0 ft) to a maximum of 3 storeys

ii.	<b>Buildings</b> 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.	<b>Carriage house</b>	8.0 m (26.2 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 or private access easement, whichever is closer	6.0 m (19.7 ft)
ii.	Rear parcel boundary or private access easement, whichever is closer	7.5 m (24.6 ft)
iii.	Interior side parcel boundary or private access easement, whichever is closer	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 <b>alcohol production facility</b> and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5 ft)
iv.	Exterior side parcel boundary or private access easement, whichever is closer	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 <b>alcohol production facility</b> and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5 ft)
v.	A1 Zone or ALR	Subject to Section 3.23
vi.	Watercourses	Subject to Section 3.24
<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.	<b>Buildings</b> housing animals, kennel and greenhouse	15.0 m (49.2 ft)
ii.	<b>Cannabis production facility</b>	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, where uses may be subject to additional *Agricultural Land Commission Act* restrictions or requirements despite Section 9.4.2 and 9.4.3 if parcels are located in the ALR.

### .2 Principal Uses, Buildings and Structures

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

### .3 Secondary Uses, Buildings and Structures

- |  |   |
|--|---|
| (a) <a href="#">Accessory uses, buildings and structures</a> | (i) Home based business, major  |
| (b) Agricultural retail sales                                | (j) <a href="#">Kennel, hobby</a>   |
| (c) Agricultural worker dwelling                             | (k) Portable saw mill or portable shake mill on parcels 8 ha (19.8 ac) or greater |
| (d) <a href="#">Agri-tourism</a>                             | (l) Secondary suite   |
| (e) <a href="#">Agri-tourism</a> accommodation               | (m) Short-term rental / short-term rental (bed and breakfast)                     |
| (f) <a href="#">Care facility, minor</a>                     | (n) Retail sales of <a href="#">farm products</a> or processed farm products      |
| (g) <a href="#">Carriage house</a>                           |   |
| (h) Child care, minor (in-home)                              |   |

### .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 <a href="#">frontage</a>	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
i.	Single detached dwelling and modular home	Only 1 single detached <a href="#">dwelling</a> or only 1 modular home per parcel
ii.	Agricultural worker dwelling	Subject to Section 3.20
iii.	Secondary suite and <a href="#">carriage house</a>	Only 1 secondary suite or only 1 <a href="#">carriage</a> house per parcel
(d)	Maximum parcel coverage:	
i.	For all uses, <a href="#">buildings</a> and structures other than a greenhouse	10%

ii.	Greenhouse	50% less the parcel coverage of all other uses, <b>buildings</b> 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	11.0 m (36.0 ft) to a maximum of 3 storeys
iii.	<b>Buildings</b> 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.	<b>Carriage house</b>	8.0 m (26.2 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 or private access easement, whichever is closer	6.0 m (19.7 ft)
ii.	Rear parcel boundary or private access easement, whichever is closer	9.0 m (29.5 ft)
iii.	Interior parcel boundary or private access easement, whichever is closer	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 <b>alcohol production facility</b> and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5 ft)
iv.	Exterior side parcel boundary or private access easement, whichever is closer	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 <b>alcohol production facility</b> and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5 ft)
v.	A1 Zone or ALR	Subject to Section 3.23
vi.	Watercourses	Subject to Section 3.24
<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 <b>cannabis production facility</b>	100.0 m (328.1 ft)
ii.	<b>Buildings</b> housing animals (other than intensive agriculture), kennel, riding stable and greenhouse	15.0 m (49.2 ft)
iii.	<b>Cannabis production facility</b>	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, where uses may be subject to additional *Agricultural Land Commission Act* restrictions or requirements despite Section 9.5.2 and 9.5.3 if parcels are located in the ALR.

### .2 Principal Uses, Buildings and Structures

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

### .3 Secondary Uses, Buildings and Structures

- |  |  |
|--|--|
| (a) <a href="#">Accessory uses, buildings and structures</a> | (i) Home based business, major   |
| (b) Agricultural worker dwelling                             | (j) <a href="#">Kennel, hobby</a>  |
| (c) Agricultural worker dwelling, temporary                  | (k) Portable saw mill or portable shake mill on parcels 8 ha or greater      |
| (d) <a href="#">Agri-tourism</a>                             | (l) Secondary suite  |
| (e) <a href="#">Agri-tourism</a> accommodation               | (m) Short-term rental / short-term rental (bed and breakfast)                |
| (f) <a href="#">Care facility, minor</a>                     | (n) Retail sales of <a href="#">farm products</a> or processed farm products |
| (g) <a href="#">Carriage house</a>                           |  |
| (h) Child care, minor (in-home)                              |  |

### .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 <a href="#">frontage</a>	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
i.	Single detached dwelling and modular home	Only 1 single detached <a href="#">dwelling</a> or only 1 modular home per parcel
ii.	Agricultural worker dwelling and temporary agricultural worker dwelling	Subject to Sections 3.20 and 3.21
iii.	Secondary suite and <a href="#">carriage house</a>	Only 1 secondary suite or only 1 <a href="#">carriage house</a> per parcel
(d)	Maximum parcel coverage:	
i.	For other uses, <a href="#">buildings</a> and structures other than a greenhouse	10%

ii.	Greenhouse	50% less the parcel coverage of all other uses, <b>buildings</b> 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	11.0 m (36.0 ft) to a maximum of 3 storeys
iii.	<b>Buildings</b> 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 <b>buildings</b> and structures	8.0 m (26.2 ft)
v.	<b>Carriage house</b>	8.0 m (26.2 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 or private access easement, whichever is closer	6.0 m (19.7 ft)
ii.	Rear parcel boundary or private access easement, whichever is closer	10.0 m (32.8 ft)
iii.	Interior side parcel boundary or private access easement, whichever is closer	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 <b>alcohol production facility</b> and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5 ft)
iv.	Exterior side parcel boundary or private access easement, whichever is closer	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 <b>alcohol production facility</b> , and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5 ft)
v.	A1 Zone or ALR	Subject to Section 3.23
vi.	Watercourses	Subject to Section 3.24
<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 <b>cannabis production facility</b>	100.0 m (328.1 ft)
ii.	<b>Buildings</b> housing animals (other than intensive agriculture), kennel, riding stable and greenhouse	15.0 m (49.2 ft)
iii.	<b>Cannabis production facility</b>	30.0 m (98.4 ft), except it is:
		60.0 m (196.9 ft) from any P zone

**.6 Other Regulations - Reserved**