

7.11 RURAL RESIDENTIAL TWO (RU2)

7.11.1 Intent

To permit residential, rural and resource *uses*.

7.11.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>single-unit dwelling</i>	See Part 5 for General Regulations.
2	<i>second single-unit dwelling</i>	1) The second <i>dwelling unit</i> may be used as a <i>community care facility</i> . 2) Total number of <i>dwelling units</i> shall not exceed maximums under Section 7.11.4.
3	<i>agriculture</i>	
4	<i>garden nursery</i>	
5	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
6	<i>keeping of livestock</i>	1) <i>Parcel area</i> must exceed 3500 m ² . 2) See Section 5.6 for <i>Use Provisions</i> . 3) A maximum of 50 pigs may be kept on a parcel exceeding 1.75 ha.
7	<i>vehicle repair and maintenance</i>	1) Contained within an enclosed building; 2) There is no storage outside of the enclosed building; 3) No building shall exceed 6.0 m in height; 4) Minimum setback of a building from all parcel lines shall be 7.5 m; 5) The floor area of this use shall not exceed 75 m ² ; 6) <i>Parcel area</i> must exceed 8000 m ² within Electoral Area E and 3500 m ² in all other electoral areas.
8	<i>animal shelters</i>	1) <i>Parcel area</i> must exceed 1.75 ha. 2) <i>Kennels</i> are only permitted in Electoral Areas E and F.
9	<i>wildlife rehabilitation</i>	<i>Parcel area</i> must exceed 8000 m ² .
10	<i>horse riding, training or boarding facility</i>	<i>Parcel area</i> must exceed 1.75 ha.
11	<i>manufacturing or storage</i>	1) <i>Parcel area</i> must exceed 1.75 ha. 2) <i>Use</i> must be within a single fully enclosed <i>building</i> . 3) <i>Building floor area</i> shall not exceed 75 m ² . 4) Maximum <i>building height</i> shall be 6.0 m. 5) Minimum building setback to any parcel line shall be 7.5 m.
12	<i>fire training area</i>	Only in Block A, District Lot 1313, Plan 5950

13	tourist information centre	1) <i>Parcel area</i> must exceed 8000 m ² . 2) The building does not exceed 4.5m in height 3) The maximum floor area does not exceed 185m ²
14	<i>forest management</i>	
15	public works yard	Only in Block A, District Lot 1313, Plan 5950
16	<i>campground</i>	1) <i>Parcel area</i> must exceed 1.75 ha. 2) Maximum 10 camp sites per hectare
17	<i>construction camp</i>	<i>Parcel area</i> must exceed 1.75 ha.
18	sawmill and shakemill	1) <i>Parcel area</i> must exceed 1.75 ha. 2) Excludes the <i>use</i> of planers and chippers. 3) <i>Site area</i> must not exceed 1000 m ² .
19	equipment repair and maintenance	1) <i>Parcel area</i> must exceed 1.75 ha. 2) <i>Use</i> must be contained with a fully enclosed <i>building</i>
20	<i>cannabis production facility</i>	1) <i>Parcel area</i> must exceed 8 ha 2) See Section 5.9 for <i>use</i> regulations

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>auxiliary dwelling unit</i>	1) Density requirement as per Section 7.11.4. 2) See Section 5.2 for <i>Use</i> Provisions.
2	<i>short term rental</i>	See Section 5.3 for <i>Use</i> Provisions.

d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.

e) Additional use regulations are provided in Part 5.

7.11.3 Parcel Coverage

PARCEL AREA	MAXIMUM PARCEL COVERAGE
≤3500 m ²	35%
>3500 m ²	15%

7.11.4 Density

a) The maximum density of *dwelling units* shall be as follows:

PARCEL AREA	ELECTORAL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
< 8000 m ²	E	1	1 Single-unit Dwelling
< 1 ha	B, D	1	1 Single-unit Dwelling
< 1.5 ha	F	1	1 Single-unit Dwelling
≥ 1.5 ha	F	2	2 single-unit dwellings
≥ 8000 m ² ≤ 4 ha	E	2	2 single-unit dwellings; or 1 single-unit dwelling and 1 community care facility
≥ 1 ha ≤ 4 ha	B, D	2	2 single-unit dwellings; or 1 single-unit dwelling and 1 community care facility
> 4 ha	B, D	4	3 single-unit dwellings, and 1 auxiliary dwelling unit not exceeding 55 m ² in floor area
> 4 ha	E	2	2 single-unit dwellings

7.11.5 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* and setback exceptions shall be in accordance with Sections 5.14 and 5.15.
- b) Notwithstanding Subsection (a), none of the following *uses* shall be located within 15 m of any *parcel line*:
1. wildlife rehabilitation centre;
 2. tourist information centre;
 3. campground;
 4. animal shelter or kennel;
 5. manufacturing and storage;
 6. construction camp;
 7. sawmill or shakemill;
 8. equipment repair and maintenance;
 9. horse riding, training or boarding facility;
 10. keeping of pigs.

7.11.6 Parking

Requirements as per Part 6.

7.11.7 Height of Buildings and Structures

Requirements as per Section 5.11.

7.11.8 Floor Area of Buildings

Requirements as per Section 5.13.

7.11.9 Site Specific Uses

7.11.9.1 A maximum of 10 sleeping cabins are permitted on Block 2 District Lot 3380 Plan 4341, subject to the following regulations:

- a) No cooking or sanitary facilities shall be contained within any sleeping cabin.
- b) No person shall occupy any sleeping cabin for transient accommodation for more than 10 days in any calendar month.

7.11.9.2 In addition to the uses permitted in Section 7.11.2 the following uses are permitted on Lot 1, DL 1657, Plan VAP23053, PID 016-713-541:

- a) general contractor facility;
- b) equipment works yard;
- c) storage and sale of landscape products such as topsoil, bark mulch, gravel and sand;
- d) concrete batch plant;
- e) third dwelling, in the form of a manufactured home, auxiliary to the uses in (a) – (d) to be used for the purpose of housing a caretaker or watchman.
- f) Conditions of Use:
 - 1. For vehicle repair and maintenance, despite Section 7.11.2:
 - 1) there is no storage outside of an enclosed building;
 - 2) no such building shall exceed 7.5 m in height;
 - 3) the total floor area of such buildings shall not exceed 600 m²;
 - 4) the required setback from all parcel lines is 7.5 m.
 - 2. For manufacturing or storage, despite Section 7.11.2:
 - 1) there is no storage outside of an enclosed building;
 - 2) more than one building is permitted;
 - 3) no such building shall exceed 7.5 m in height;
 - 4) the total floor area of such buildings shall not exceed 600 m²;
 - 5) the required setback from all parcel lines is 7.5 m.
 - 3. For equipment works yard:
 - 1) more than one site area may be used;
 - 2) the use shall be screened by a solid fence or landscaping;
 - 3) the maximum total site area shall be 1 ha.

7.11.9.3 In addition to the uses permitted in Section 7.11.2, concrete batch plant is permitted on Block 6 except; Part Now Road Plan LMP1312, District Lot 1657, Plan 4563 and Block 7 except; Part Now Road Plan LMP1312, District Lot 1657, Plan 4563.

7.11.9.4 Notwithstanding Section 7.11.4, an auxiliary dwelling unit is permitted on Lot 7 District Lot 1582 Group 1 New Westminster District Plan LMP22397.

7.11.9.5 In Block A District Lot 1313 Plan 5950, the following apply:

a) In addition to the uses permitted in Section 7.11.2, the following uses are permitted on a parcel exceeding 1.75 ha:

1. Non-commercial *community storage facility* provided that:
 - 1) No building shall exceed 6 m in height; and
 - 2) The footprint of the building shall not exceed 450 m².
2. Public works yard;
3. Yard waste transfer station that is auxiliary to a public works yard;
4. *fire training area*, with a minimum of 7.5 m setback to all property lines.

b) The maximum density of *dwelling units* shall be as follows:

PARCEL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
< 1 ha	1	1 Single-unit Dwelling
≥ 1 ha ≤ 4 ha	2	2 single-unit dwellings; or 1 single-unit dwelling and 1 community care facility
> 4 ha	4	3 single-unit dwellings and 1 auxiliary dwelling unit