

9.10 RURAL, UPLAND, WATERSHED AND SMALLER ISLAND ZONES

9.10.1 Permitted Uses of Land, Buildings and Structures

- (1) In addition to the *uses* permitted in Subsection 3.1.1 of this Bylaw, the following *principal* and *accessory uses*, *buildings* and *structures* and no others are permitted in the Rural Zones indicated:

	R	RU1	RU2	RU3	RW1	RW2	Ri
Principal Uses, Buildings and Structures							
<i>Single-family dwellings</i>	♦	♦	♦	♦	♦	♦	♦
Two family dwellings constructed before July 31, 1990	♦	♦					
Dental and medical offices for a maximum of two medical practitioners	♦						
Elementary schools, pre-schools and <i>child day care</i>	♦	♦					
<i>Public</i> health care facilities	♦	♦					
<i>Community halls</i>	♦	♦					
<i>Churches</i> and cemeteries	♦	♦					
Veterinarian clinics and animal hospitals	♦	♦					
Pet boarding <i>services</i> and <i>kennels</i>	♦	♦					
<i>Pounds</i>	♦	♦					
<i>Active outdoor non-commercial</i> recreation, excluding <i>golf courses</i> and activities primarily involving the <i>use</i> of power-driven means of conveyance	♦	♦					
Lighthouse stations							♦
<i>Agriculture</i>	♦	♦	♦	♦	♦	♦	♦
<i>Public service uses</i>	♦	♦	♦	♦			♦
Accessory Uses							
<i>Seasonal cottages</i> subject to Section 3.14	♦	♦		♦			♦
<i>Home-based business use</i> , subject to Section 3.13	♦	♦	♦	♦	♦	♦	♦
<i>Information Note: See Section 3.3.1, which indicates that where land is in the Agricultural Land Reserve, agriculture, farm buildings and farm structures are permitted in a manner similar to the Agriculture 1 zone.</i>							

9.10.2 Size, Siting and Density of Land, Buildings and Structures

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- (1) Subject to Part 4, *buildings* and *structures* in the Rural, Rural Uplands, Rural Watershed and Rural Islet Zones must comply with the following regulations regarding size, siting and density:

	R	RU1	RU2	RU3	RW1	RW2	Ri
Lot Coverage and Floor Area							
Maximum combined <i>lot coverage</i> of all <i>buildings</i> and <i>structures</i> (per cent)	33	33	5	10	33	33	10
Maximum <i>floor area</i> of a <i>building</i> used for a <i>community hall</i> , <i>church</i> , pre-school or <i>day care</i> centre (square metres)	930	930	N/A	N/A	N/A	N/A	N/A
Maximum total <i>floor area</i> of <i>farm buildings</i> and <i>farm structures</i> (square metres)	465	465	465	465	465	465	465
Number of Units and Minimum Site Areas							
Maximum number of <i>dwelling units</i> per 8 ha with the exception of <i>secondary suites</i> , where permitted	N/A	N/A	1	N/A	N/A	N/A	N/A
Maximum number of <i>seasonal cottages</i> per 8 ha	N/A	N/A	1	N/A	N/A	N/A	N/A
Minimum <i>lot area</i> required for a <i>day care</i> centre (ha)	2	2	N/A	N/A	N/A	N/A	N/A
Minimum <i>lot area</i> required for pet boarding facilities, including <i>kennels</i> (ha)	4	4	N/A	N/A	N/A	N/A	N/A
Minimum <i>lot area</i> required for a <i>pound</i> (ha)	2	2	N/A	N/A	N/A	N/A	N/A
Setbacks of Buildings and Structures							
Despite Subsection 4.3.1, the following <i>lot line</i> setbacks apply for the specific <i>zone</i> indicated:							
Minimum <i>Front lot line</i> setback (metres)	*	*	15	*	*	*	*
Minimum <i>Rear lot line</i> setback (metres)	*	*	15	*	*	*	*
Minimum <i>Interior side lot line</i> setback (metres)	*	*	15	*	*	*	*
Minimum <i>Exterior side lot line</i> setback (metres)	*	*	15	*	*	*	*

* indicates provisions of Section 4.3 apply

9.10.3 Subdivision and Servicing Requirements

- (1) The following regulations apply to the *subdivision* of land under the Land Title Act of the Strata Property Act for the zones indicated.

Information Note: For land in the Agricultural Land Reserve, see Subsection 5.1.2

	R	RU1	RU2	RU3	RW1	RW2	Ri
Minimum Lot Areas and Servicing Requirements							
Minimum water service required for subdivision:							
Adequate supply of <i>potable</i> water	♦	♦	♦	♦	♦	♦	♦
Minimum sewage service required for subdivision:							
Individual on-site sewage treatment system per <i>lot</i>	♦	♦	♦	♦	♦	♦	♦
Minimum average area of <i>lots</i> in a <i>subdivision</i> (ha)	2	8	32	2.8	4	12	2
Minimum area of an individual lot that may be created through <i>subdivision</i> , provided there is an individual on-site sewage treatment system per <i>lot</i> and an adequate supply of <i>potable</i> water (ha)	0.6	0.6	32	2	4	12	0.6
Minimum area of an individual lot that may be created through <i>subdivision</i> where there is an individual on-site sewage treatment system per <i>lot</i> and a <i>community water system</i> (ha)	0.4	0.6	32	2	4	12	0.4
Minimum area of an individual lot that may be created through <i>subdivision</i> where there is a <i>community sewage collection system</i> and a <i>community water system</i> (ha)	0.4	0.6	32	2	4	12	0.4

9.10.4 Exceptions in Particular Locations

- (1) On those lands in Rural, Rural Uplands, and Rural Watershed *zones* that are identified on Schedule “A” by a letter in brackets, the following additional regulations apply:

Zone Variation – R(a)

- (2) The following additional *use* is permitted:
 (a) Construction and repair of boats.

Zone Variation – R(b)

- (3) The following additional *use* is permitted:
 (a) Despite Subsection 3.14.6, a *seasonal cottage* may be used for permanent *residential* occupancy.

Zone Variation – R(c)

- (4) The minimum average area of *lots* that may be created by *subdivision* is 1.2 ha.