

102 RURAL DISTRICT (A2)

This District provides for the conservation of agricultural and non-urban land by the holding of land in large parcels, and for the protection of public health, safety and welfare in areas which being subject to periodic floods and overflow are unsuitable for urban-type uses and intensive development.

102.1 Uses Permitted

- (1) Single family dwellings, provided that where the area of a lot is 4.046 hectares [10 acres] or greater not more than two such dwellings may be located on one lot. Such dwellings may be located on the same lot as any other use permitted in this district, excepting those listed in (4) and (7) below.
- (2) Where a lot 4.046 hectares [10 acres] or greater in area is classified as farm land in accordance with the provisions of the Taxation Act, the following uses shall be permitted provided they are demonstrated to be essential to the operation of the farm.
 - (a) More than one single family dwelling, provided that in no case shall a density of one dwelling to 2.438 hectares [5 acres] be exceeded;
 - (b) Temporary accommodation in the form of mobile-homes, provided that where more than one mobile-home is placed on the farm, the requirements of the Mobile Home Parks Regulations, 1967 pursuant to the Health Act be adhered to;
 - (c) Not more than two dormitory units.

Where such uses cease to be essential to the operation of a farm, such as by the disestablishment of the farm, the Building Inspector may require their removal.
- (3) Home occupations.
- (4) Airfields, airports, enterprises engaged in Air Transport, and Services Incidental to Air Transport.
- (5) Arboreta, botanical gardens, wildlife refuges and similar uses.
- (6) Farming, feed and hay dealing, truck gardening, orchard or nursery cultivation, greenhouses, and other similar enterprises and uses including the incidental direct sale of farm produce to the consumer.
- (7) Golf courses.
- (8) Grazing livestock, but excluding abnormally intensive livestock feeding operations.
- (9) Mushroom growing, provided that such use is located at a distance of not less than 30.48 meters [100 feet] from all street or lot lines.
- (10) Parks and playgrounds.
- (11) Accessory buildings and uses.
- (12) Upland aquaculture (fish farming) including all activities incidental to such operations such as hatchery and nursery facilities, grow out ponds, storage and processing aquatic organisms cultivated, reared and harvested on the lots.
- (13) Radio Transmission Towers.
 - n) Wineries and Cideries provided that a vineyard or orchard at least 2 hectares (5 acres) in area is under continuous cultivation on the same farm or legal parcel.
 - o) Sales of wine and cider produced on the farm and related products, provided that the retail area does not exceed 500 square feet or 5 percent of the floor area of the winery, whichever is more; winery and cidery tours, as ancillary uses to a winery or cidery..

- (14) Medical Marihuana Facilities provided that the facilities are located on a lot that is 2.43 hectares (6 acres) or greater in area and that the facilities are located a minimum of 30.48 metres (100 feet) from all lot lines.

102.2 Conditions of Use:

1. The provisions of subsection 102.1(12) shall not apply to or within any lot less than 8 909 square meters [2 acres] in area and, notwithstanding any other relevant provision contained in this By-law, any and all such facilities placed within a lot must be setback a minimum of 75 feet (21.54 meters) from all property lines.
2.
 - i) aquaculture shall be conducted within an enclosed building except necessary nursery and/or growout Ponds;
 - ii) all such ponds (i.e. conventional holes whether lined or unlined or water containment devices located above ground wherein fish are kept) shall be encircled by a fence of no less than 1.524 meters [5 feet] in height constructed so as to prevent the passage of a spherical object having a diameter of 200 millimetres [8 inches] through and underneath such fence unless it can be shown that the location and size of openings which exceed this limit do not represent a hazard. Any gates located within such perimeter fences shall be self closing with locking mechanism located on the inside of the gate;
 - iii) the fence referred to in subsection (ii) above shall be located within a 3.048 to 6.096 meters [10 foot to 20 foot] setback from the ponds edge;
 - iv) nothing shall be done in any part of this District that will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours and noise including generator or pump noise and use of floodlighting.
3. Lot Area Requirements

Where Section D(2)(g) of By-law No. 476 (East Sproat Lake Official Settlement Plan) applies, no lot shall be less than 1.7 hectares (4.25 acres) in lot area.