

5.2 Rural 2 Zone | RU2

RU2

This zone provides for the development of medium-scale agricultural, and residential activities, on larger rural lots.

5.2.1 Permitted Principal Uses:

- 1) Agriculture use
- 2) Single family dwelling
- 3) Alcohol production, provided that a vineyard, orchard or crop of at least 0.8 ha in area is under continuous cultivation on the lot
- 4) Abattoir
- 5) On lots within the ALR:
 - i. Medical cannabis production
 - ii. Non-medical cannabis production
 - iii. Intensive agriculture use
- 6) On lots outside of the ALR with a minimum lot area of 2.43 ha:
 - i. Medical cannabis production
 - ii. Non-medical cannabis production
- 7) On lots outside of the ALR:
 - i. Golf course

5.2.2 Permitted Accessory Uses:

- 1) Accessory buildings, structures and uses
- 2) Home occupation
- 3) Animal care
- 4) Livestock kept for commercial uses, as well as commercial kennels, provided that provision is made to reduce noise
- 5) Farm retail sales
- 6) Airfields, airports, enterprises engaged in air transport and services
- 7) Arboreta, botanical gardens, wildlife refuges and similar uses
- 8) Parks and playgrounds for public use
- 9) Upland aquaculture
- 10) On lots with a minimum lot area of 0.4 ha:
 - i. Accessory dwelling unit
- 11) On lots with a minimum lot area of 0.8 ha:
 - ii. Secondary mobile home
- 12) On lots with a minimum lot area of 2 ha:
 - i. Home industry
- 13) On land within the ALR that is classified as a farm under the *Assessment Act*:
 - i. Agri-tourism
 - ii. Agri-tourism accommodation
 - iii. Temporary farm worker housing approved through an application to the ALC

5.2.3 Lot Regulations:

- 1) Minimum lot area 2 ha

2) Minimum lot width

100 m

5.2.4 Density:

Maximum density per lot less than 0.4 ha	Maximum density per lot 0.4 ha or greater	Maximum density per lot 0.8 ha or greater	Maximum density per lot 4 ha or greater
1 single family dwelling	2 dwelling units: i. 1 single family dwelling and 1 accessory dwelling unit	2 dwelling units, either: i. 1 single family dwelling and 1 accessory dwelling unit, or ii. 1 single family dwelling and 1 secondary mobile home	2 dwelling units, either: i. 2 single family dwellings, or ii. 1 single family dwelling and 1 accessory dwelling unit, or iii. 1 single family dwelling and 1 secondary mobile home

5.2.5 Lot Coverage:

1) Maximum lot coverage 30%

5.2.6 Maximum Size (Gross Floor Area):

N/A

5.2.7 Maximum Height:

1) Principal building 10 m

2) Accessory buildings and structures 7 m

3) Graduated height for accessory buildings and structures 0.3 m for each additional 1.2 m in side and rear setbacks

5.2.8 Minimum Setbacks:

1) Front for all buildings 15 m

2) Rear for principal building 9 m

3) Rear for accessory buildings and structures 4.5 m

4) Side for all buildings 4.5 m

5) From a minor stream for all buildings, structures and uses 15 m

6) From a major stream for all buildings, structures and uses 30 m

7) From the ocean for all buildings, structures and uses 15 m

8) From all lot lines for home industry use contained in an accessory building or structure 15 m

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| 9) From all lot lines for home industry use not contained in an accessory building or structure | 30 m |
| 10) From all lot lines, within the ALR, for any building, structure or open area used for medical or non-medical cannabis production | 30 m |
| 11) From all lot lines, outside of the ALR, for any building, structure or open area used for medical or non-medical cannabis production | 60 m |
| 12) From any existing school or park, outside of or within the ALR, for any building, structure or open area used for medical or non-medical cannabis production | 300 m |
| 13) From a Residential and Institutional zone, within the ALR, for any building , structure or open area used for medical or non-medical cannabis production | 60 m |
| 14) From a Residential zone for intensive agriculture | 30 m |
| 15) From any stream for intensive agriculture | 30 m |
| 16) From a lot line that abuts a road for intensive agriculture | 15 m |

5.2.9 Conditions of Use:

- 1) For land in the ALR, the permitted uses for this zone must be consistent with the *Agricultural Land Commission Act* and Regulations, or be approved through application to the ALC.
- 2) Agri-tourism accommodation shall be limited to a maximum of 30 consecutive days per individual or group.
- 3) Only if the principal use is alcohol production: sales of wine, cider, beer or alcoholic beverage produced on the lot or lots comprising a farm and related products, provided that the retail area does not exceed the greater of 46.5 m² or 5% of the floor area of the craft distillery, and craft distillery tours
- 4) Building or structure setbacks for keeping of animals must be in accordance with regulations for keeping of animals in this Bylaw.