Rural 80 Zone RU80
Rural 36 Zone RU36
Rural 16 Zone RU16

A. Zone Intent

1. The intent of the **RU80**, **RU36** and **RU16** Zones is to provide one ***Single Family Dwelling*** along with a range of ***Agricultural Uses*** and compatible ***Accessory Uses***, on a ***Lot*** designated *Rural***.**

B. Permitted *Uses*

1. The following ***Principal Uses*** and no others shall be permitted in the **RU80, RU36** and **RU16** Zones:
   a. ***Agriculture*** limited to*:*
      i. ***Agriculture (Major)****.*
   b. ***Residential*** limited to*:*
      i. One ***Single Family Dwelling***, or
      ii. One ***Manufactured Home***.
2. The following ***Accessory Uses*** and no others shall be permitted in the **RU80, RU36** and **RU16** Zones:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure****, and*
      iii. ***Enclosed Storage (Shipping Container)*** accessory to **Agriculture (Major)** only
   b. ***Agricultural*** limited to:
      i. ***Agriculture (Hobby Greenhouse)****.*
   c. ***Residential*** limited to*:*

      One of:
      i. ***Secondary Suite*** – provided the ***Principal Use*** is not a ***Manufactured Home***, or
      ii. ***Bed and Breakfast****,* or
      iii. ***Boarding Use****,* or
      iv. ***Residential Care***, or
      v. ***Secondary Detached Unit*** (Section106 Part I.) limited to:
         - ***Secondary Family Dwelling*** by covenant – provided the minimum ***Lot*** size is 1.6 ha (4.0 ac) and the ***Principal Use*** is not a ***Duplex*** or a ***Manufactured Home,***

      And,
      i. ***Home Occupation***.
   d. Retail limited to:
      i. ***Produce Sales****.*

e. Storage limited to*:*

i. ***Enclosed Storage****.*

C. ***Lot Area***

1. ***Lots*** created through subdivision in these zones shall comply with the following minimum standards:

Zone	Area	Width (***Corner Lot***)	Width (Non-***Corner Lot***)	Depth
RU80	8.0 ha (19.8 ac)	40.0 m (131.2 ft)	35.0 m (114.8 ft)	50.0 m (164.0 ft)
RU36	3.6 ha (8.9 ac)	40.0 m (131.2 ft)	35.0 m (114.8 ft)	50.0 m (164.0 ft)
RU16	1.6 ha (4.0 ac)	40.0 m (131.2 ft)	35.0 m (114.8 ft)	50.0 m (164.0 ft)

2. ***Bare Land Strata****:*

Where a ***Bare Land Strata*** is proposed, it shall comply with both the ***Lot Area (Minimum)*** and the ***Lot Area (Average)*** as follows:

Zone	***Lot Area (Minimum)***	***Lot Area (Average)***
RU80	6.8 ha (16.8 ac)	8.0 ha (19.8 ac)
RU36	3.0 ha (7.41 ac)	3.6 ha (8.9 ac)
RU16	1.35 ha (3.33 ac)	1.6 ha (4.0 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

Residential **Permitted** ***Uses***

	Front	Rear	Interior Side	Exterior Side
Principal and/or Accessory ***Building/Structure***	7.5 m (24.6 ft)	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

a. Notwithstanding Section 201, Part D. 1. a, where a lot existed prior to October 2009 and has a Lot Area less than 1860 sq. m (20,020 sq. ft.), all Buildings and Structures for non-agricultural uses shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)
Accessory ***Building/Structure***	7.5 m (24.6 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)

Agricultural* Permitted *Uses

	Front	Rear	Interior Side	Exterior Side
Agriculture, Major that includes: processing of ***Agricultural Products***, and ***Greenhouses***	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Agriculture (Major) that includes: the keeping of livestock other than swine, poultry, and fur-bearing animals; and silos	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)
Agriculture (Major) that includes: the keeping of swine, poultry, or fur-bearing animals; the storage of manure including manure pits or tanks; incinerator silos or generator sheds	30.0 m (98.4 ft)	30.0 m (98.4 ft)	30.0 m (98.4 ft)	30.0 m (98.4 ft)
All other ***Agriculture (Major) Uses***	7.5 m (24.6 ft)	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed 15% of the ***Lot Area***.
2. Notwithstanding Section 1201, Part E. 1, where a ***Lot*** existed prior to October 2009 and has a ***Lot Area*** less than 1,860.0 sq m (20,020.0 sq ft), the ***Lot Coverage*** may be increased to 30%.

F. *Floor Space*

1. A ***Floor Space Ratio*** is not applicable in these zones.

G. *Impervious Surfaces*

1. ***Impervious Surfaces*** shall together cover not more than 25% of the ***Lot Area***.
2. Notwithstanding Section 1201, Part G. 1, where a ***Lot*** existed prior to October 2009 and has a ***Lot Area*** less than 1,860.0 sq m (20,020.0 sq ft), the ***Impervious Surfaces*** may be increased to 45%.

H. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***	***Accessory Building/Structure*** for ***Agriculture Use***
RU80, **RU36,** and **RU16**	11.0 m (36.1 ft)	6.0 m (19.7 ft)	15.0 m (49.2 ft)

I. *Off Street Motor Vehicle Parking*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

J. ***Agriculture (Hobby Greenhouse) Use***

1. Shall be limited to a maximum of two ***Buildings*** not exceeding a total area of 150.0 sq m (1,614.6 sq ft).
2. Where ***Agriculture (Hobby Greenhouse)*** use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.
3. A solid landscape buffer of a minimum of 2.0 m (6.5 ft) in height is required.