

PART 9 – RURAL ZONES

9.1. COUNTRY RESIDENTIAL ZONE (RU1)

.1 Purpose

To accommodate rural, agricultural, and residential uses on parcels of land that are 0.5 ha or greater.

.2 Principal Uses, Buildings and Structures

- (a) Agriculture, general
- (b) Agriculture, intensive in ALR only
- (c) Alcohol production facility in ALR only
- (d) Cannabis production facility in ALR only
- (e) Greenhouse or plant nursery
- (f) Modular home
- (g) Single detached dwelling

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Bed and breakfast
- (c) Care facility, minor
- (d) Carriage house (may be subject to ALC regulations)
- (e) Home based business, major
- (f) Kennel, hobby
- (g) Retail sales of farm products or processed farm products
- (h) Secondary suite
- (i) Short term accommodation

.4 Site Specific Uses, Buildings and Structures - *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	0.5 ha (1.2 ac)
(b)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
i.	Single detached dwelling and modular home	Only 1 single detached dwelling or only 1 modular home per parcel
ii.	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage:	
i.	For all uses, buildings and structures other than a greenhouse	20%
ii.	Greenhouse	50% less the parcel coverage of all other uses, buildings and structures

(e)	Maximum building height is 15.0 m (49.2 ft) except for the following:	
i.	Single detached dwelling and modular home	10.0 m (32.8 ft) to a maximum of 3 storeys
ii.	Buildings used as part of a farm operation as defined in the <i>Farm Practices Protection Act</i>	15.0 m (49.2 ft)
iii.	Accessory buildings and structures	5.0 m (16.4 ft)
iv.	Carriage house	7.0 m (23.0 ft)
SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary	6.0 m (19.7 ft)
ii.	Rear parcel boundary	7.5 m (24.6 ft)
iii.	Interior side parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for the first 9.0 m (29.5 ft) of building height for an alcohol production facility and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5ft)
iv.	Exterior side parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for the first 9.0 m (29.5 ft) of building height for an alcohol production facility and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5ft)
v.	A1 Zone or ALR	Subject to Section 3.25
vi.	Watercourses	Subject to Section 3.27
(g)	Despite 9.1.5(f), the following uses, buildings and structures shall be sited at least the distance indicated in the right-hand column below, opposite that feature indicated in the middle column, from any parcel boundary:	
i.	Buildings housing animals, kennel and greenhouse	15.0 m (49.2 ft)
ii.	Cannabis production facility	30.0 m (98.4 ft) except it is 60.0 m (196.9 ft) from any P zone

.6 Other Regulations - Reserved

11.2. NEIGHBOURHOOD COMMERCIAL ZONE (C2)

.1 Purpose

To accommodate a limited range of convenience services typically required on a day to day basis by residents of local neighbourhoods.

.2 Principal Uses, Buildings and Structures

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|---------------------------------------|---|
| (a) Care facility, major | (f) Postal or courier service |
| (b) Commercial school | (g) Recreation services, indoor |
| (c) Fire, police or ambulance service | (h) Retail, convenience |
| (d) Office | (i) Restaurant, except for drive-through restaurant |
| (e) Personal service establishment | |

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Apartment
- (c) Home based business, minor

.4 Site Specific Uses, Buildings and Structures

- (d) On Lot B, DL 2599, ODYD, Plan KAP83204 (3099 Shannon Lake Road): one neighbourhood pub
- (e) On Lot 15, DL 486, ODYD, Plan KAP27961, Except Plan 38746 (3585 Elliot Road): retail, general
- (f) On Lot 18, DL 486, ODYD, Plan 27961 (3595 Elliot Road): live/work unit

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	400 m ² (4,305.6 ft ²)
(b)	Minimum parcel frontage	10.0 m (32.9 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density	1.0 FAR
(d)	Maximum parcel coverage	40%
(e)	Maximum building height	9.0 m (29.5 ft) to a maximum of 3 storeys
SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary	4.5 m (14.8 ft)
ii.	Rear parcel boundary	6.0 m (19.7 ft)
iii.	Interior side parcel boundary	2.0 m (6.6 ft); except it is 4.5 m (14.8 ft) when the parcel does not abut a Commercial Zone
iv.	Exterior side parcel boundary	4.5 m (14.8 ft)
v.	A1 Zone or ALR	Subject to Section 3.26

.6 Other Regulations

- (a) Apartment
 - i. All apartments shall be located on a separate storey above the non-residential use.