

## **Section 15: Rural (RU)**

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### **15.1 General**

- a) No person shall use any lot or erect, alter or use any building or structure in any Rural (RU) Zone except in accordance with the applicable provisions of Sections 2, 3 and 15.
- b) In addition to Section 15.1 (a), any lot may be subject to additional regulations or restrictions by the City, upper tier government or agencies as indicated in Section 1.3.

### **15.2 Permitted Uses**

- a) Accessory Agricultural Activities;
- b) Agriculture Use;
- c) Agri-tourism and Value Added Uses;
- d) Cannabis Production Facility;
- e) Conservation Uses;
- f) Dwelling, detached existing at the date of the passing of this By-law as a principal use on a new lot;
- g) Dwelling, detached as a principal use on an existing lot of record;
- h) Kennel;and
- i) Uses, structures and buildings accessory thereto

### **15.3 Zone Requirements**

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|-------------------------------|-----------------------------|
| a) Minimum Lot Frontage       | 30 metres or as existing    |
| b) Minimum Lot Area           | 0.4 hectares or as existing |
| c) Minimum Front Yard         | 8 metres                    |
| d) Minimum Interior Side Yard | 5 metres                    |
| e) Minimum Corner Side Yard   | 8 metres                    |
| f) Minimum Rear Yard          | 8 metres                    |
| g) Maximum Lot Coverage       | 10 percent                  |
| h) Maximum Height             | 11 metres                   |

#### **15.4 Zone Requirements – Agriculture Uses**

a)	Minimum Lot Frontage	30 metres or as existing
b)	Minimum Lot Area	as existing
c)	Minimum Front Yard	8 metres
d)	Minimum Interior Side Yard	5 metres
e)	Minimum Corner Side Yard	8 metres
f)	Minimum Rear Yard	8 metres
g)	Maximum Lot Coverage	10 percent
h)	Maximum Height	11 metres

#### **15.5 Zone Requirements – Dwelling Detached**

a)	Minimum Lot Frontage	30 metres or as existing
b)	Minimum Lot Area	as existing
c)	Minimum Front Yard	8 metres
d)	Minimum Interior Side Yard	5 metres
e)	Minimum Corner Side Yard	8 metres
f)	Minimum Rear Yard	8 metres
g)	Maximum Lot Coverage	10 percent
h)	Maximum Height	11 metres

#### **15.6 Zone Requirements – Accessory Structures to Dwellings**

a)	Maximum Lot Coverage	1 percent, provided the lot coverage or all buildings and structures on the lot does not exceed 10 percent
b)	Minimum Side Yard	3 metres except the minimum side yard abutting a street shall be 7.5 metres
c)	Minimum Rear Yard	3 metres except the minimum side yard abutting a street shall be 7.5 metres

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| d) | Minimum Distance from a Dwelling | 3 metres |
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### **15.7 Zone Requirements – Kennels**

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|----|--|---|
| a) | Minimum Lot Area   | 1.6 hectares  |
| b) | Minimum Lot Frontage   | 75 metres   |
| c) | Minimum Front Yard   | 50 metres or behind the front building line of the main building on the lot, whichever is greater |
| d) | Minimum Side Yard  | 25 metres   |
| e) | Minimum Rear Yard  | 30 metres   |
| f) | Minimum Distance to Adjacent Dwellings   | 160 metres  |
| g) | Maximum Lot Coverage   | 20 percent  |
| h) | Kennels shall be permitted in an accessory structure and may include an enclosed outdoor exercise area or pen. |   |

### **15.8 Zone Requirements – Cannabis Production Facility**

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|----|--|---|
| a) | Minimum Lot Frontage                     | 75 metres   |
| b) | Minimum Lot Area                         | Permitted only on an existing lot having a minimum size of 3 hectares |
| c) | Maximum Lot Coverage                     |   |
|    | i) Lots less than 5 hectares             | 30 percent  |
|    | ii) Lots 5 hectares to 10 hectares       | 10 percent  |
|    | iii) Lots greater than 10 hectares       | 5 percent   |
| d) | Minimum Front Yard                       | 30 metres   |
| e) | Minimum Interior Side Yard               | 16 metres   |
| f) | Minimum Corner Side Yard                 | 30 metres   |
| g) | Minimum Rear Yard                        | 30 metres   |
| h) | Minimum Separation to Sensitive Land Use | 150 metres  |

- i) Where a lot line of a lot containing a Cannabis Production Facility abuts a sensitive land use, then that part of said lot directly adjoining such lot line shall be used for no purpose other than a landscape buffer having a minimum width of 1.5 metres, measured perpendicularly to said lot line.
- j) Outside storage of goods, materials or other supplies is not permitted.
- k) Where a building or structure consists of more than 40% glass and where artificial lighting is required an opaque fence shall be provided and maintained adjacent to every portion of any lot line that abuts a sensitive land use.
- l) 1 parking space shall be provided for every employee on the largest shift.
- m) Servicing for the facility shall be designed by a Qualified Professional, identifying the source of irrigation water, water quantities required and the effects of same on the groundwater table and nearby wells.