

## **1001A RU1A Zone (Rural One A)**

1001A On a parcel in an RU1A Zone,

### **Permitted Uses**

1001A.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) agriculture;
- (2) garden nursery;
- (3) keeping of poultry or rabbits subject to Part 502(2) and (3) of this bylaw;
- (4) home occupation subject to section 502(10) of this bylaw;
- (5) bed and breakfast subject to section 502(11) of this bylaw;
- (6) the maximum permitted number and type of dwelling unit as calculated according to Table III in which Column I lists the parcel size and Column II lists the maximum permitted number and type of dwelling unit:

---

**TABLE III**

---

#### **COLUMN I**

##### **Where parcel size is:**

- (a) less than 3500 square metres
- (b) 3500 square metres to 8000 square metres
- (c) greater than 8000 square metres

#### **COLUMN II**

##### **The maximum permitted number and type of dwelling is:**

- one single family dwelling
- one single family dwelling and one auxiliary dwelling unit
- two single family dwellings or one duplex or one single family dwelling and one transition house

---

1001A.2 with a parcel size exceeding 3500 square meters the additional permitted uses are:

- (1) the keeping of livestock;
- (2) vehicle repair and maintenance provided that:
  - (a) there is no storage outside of an enclosed building;
  - (b) no such building shall exceed 4.5 metres in height;
  - (c) the required setback from all parcel lines is 7.5 metres;
  - (d) the floor area of such a building shall not exceed 75 square metres;
- (3) the raising of fish for domestic consumption;
- (4) wild bird rehabilitation as an auxiliary use to residential where the rehabilitation use operates under a valid permit from the appropriate authority;

1001A.3 with a parcel size exceeding 1.75 hectares the additional permitted uses are:

- (1) horse riding, training or boarding facility;
- (2) a single fully enclosed building to house manufacturing or storage provided that:
  - (a) there is no storage outside of an enclosed building;
  - (b) no such building shall exceed 4.5 metres in height;
  - (c) the required setback from all parcel lines is 7.5 metres;
  - (d) the floor area of such a building shall not exceed 75 square metres;

#### **Bed and Breakfast**

- 1001A.4(1) Bed and breakfast accommodation may be provided in one or both dwellings permitted on a parcel.
- (2) The area utilized for bed and breakfast accommodation shall not exceed a combined total of five bedrooms per parcel.

#### **Floor Area**

1001A.5 The total floor area of a transition house shall not exceed 300 square metres.

#### **Setback**

1001A.6 no use permitted under section 1001A.2(4), 1001A.3(1) shall be located within 15 metres of a parcel line;

#### **Siting of Structures**

- 1001A.7 no structures shall be located within:
- (1) 5 metres of the front or rear parcel line;
  - (2) 1.5 metres of the side parcel line; and
  - (3) 4.5 metres of the side parcel line where the parcel line is contiguous to a highway;

#### **Parcel Coverage**

1001A.8 the maximum parcel coverage of all buildings and structures shall not exceed 15% of the parcel size except when the parcel is equal to or less than 2000 square metres in area in which case the maximum parcel coverage shall not exceed 35%;

#### **Buildings Per Parcel**

1001A.9 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.