

**1011 RU2 Zone (Rural Two)**

1011 On a parcel in an RU2 Zone,

**Permitted Uses**

1011.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

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

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**TABLE IV**

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<b>COLUMN I</b>	<b>COLUMN II</b>
<b>Where parcel size is:</b>	<b>The maximum permitted number and type of dwelling is:</b>
(a) less than 1 hectare with the exception of Electoral Area E where the parcel size is 8000 square metres	one single family dwelling
(b) 1 hectare to 4 hectares	two single family dwellings or one duplex or one single family dwelling and one transition house
(c) 4 hectares and up	three single family dwellings and one auxiliary dwelling unit, or one duplex, one single family dwelling and one auxiliary dwelling unit  there shall be a maximum of two dwellings in Electoral Area E

*table continued  
on next page*

Notwithstanding (a-c) the following shall apply within the West Howe Sound Official Community Plan boundary, as outlined on Appendix 2 to Bylaw 310.141:

- |                                |  |
|--------------------------------|--|
| (i) Less than 1.5 hectares     | One single family dwelling                                   |
| (ii) Greater than 1.5 hectares | Up to a maximum of two single family dwellings or one duplex |
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1011.2 with a parcel size exceeding 3500 square meters the additional permitted uses are:

- (1) the keeping of livestock;
  - (2) the raising of fish for domestic consumption;
  - (3) vehicle repair and maintenance provided that:
    - (a) there is no storage outside of an enclosed building;
    - (b) no such building shall exceed 4.5 meters in height;
    - (c) the required setback from all parcel lines is 7.5 meters;
    - (d) the floor area of such a building shall not exceed 75 square meters;
    - (e) with the exception of Electoral Area E, where the parcel size must be 8000 square metres to qualify for the use described in Section 1011.2
- (3) (a-d);

1011.3 with a parcel size exceeding 8000 square meters the additional permitted uses are:

- (1) wildlife rehabilitation centres;
- (2) tourist information centre, provided that:
  - (a) the building does not exceed 4.5m in height
  - (b) the maximum gross floor area does not exceed 185m<sup>2</sup>

1011.4 with a parcel size exceeding 1.75 hectares the additional permitted uses are:

- (1) campground and recreational vehicle sites provided that the maximum permitted number of campsites and recreational vehicle sites is ten per hectare of land;
- (2) animal shelters, kennel only in Electoral Areas E and F
- (3) 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 meters in height;
  - (c) the required setback from all parcel lines is 7.5 meters;
  - (d) the floor area of such a building shall not exceed 75 square meters;
- (4) construction camp;
- (5) sawmill and shakemill excluding chippers and planers provided that the use is limited to a site area not exceeding 1000 square meters;
- (6) equipment repair and maintenance provided that the use is limited to a fully enclosed building;
- (7) horse riding, training or boarding facility;
- (8) the keeping of less than 50 pigs;

1011.5 with a parcel size equal to or exceeding 8 hectares, the additional permitted use is a cannabis production facility

### **Siting of Structures**

- 1011.6 no structure shall be located within:
- (1) 5 meters of the front or rear parcel line;
  - (2) 1.5 meters of the side parcel line;
  - (3) 4.5 meters of the side parcel line where the side parcel line is contiguous to a highway;

### **Setback**

- 1011.7 (1) unless otherwise provided for under Section 1011.4, all uses listed in Sections 1011.3 and 1011.4 shall not be sited within 15 meters of any parcel line;
- (2) no building used as a cannabis production facility under Section 1011.5 shall be located within 60 metres of a parcel line

### **Parcel Coverage**

- 1011.8 the 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 parcel coverage shall not exceed 35%;

### **Buildings Per Parcel**

- 1011.9 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

### **Site Specific Uses**

- 1011.10 A maximum of 10 sleeping cabins are permitted on Block 2 District Lot 3380 Plan 4341, subject to the following regulations:
- (1) No cooking or sanitary facilities shall be contained within any sleeping cabin.
  - (2) No person shall occupy any sleeping cabin for transient accommodation for more than 10 days in any calendar month.
- 1011.11 In addition to the uses permitted in Sections 1011.1 to 1011.5 the following uses are permitted on Lot 1, DL 1657, Plan VAP23053, PID 016-713-541:
- (1) general contractor facility;
  - (2) equipment works yard;

- (3) storage and sale of landscape products such as topsoil, bark mulch, gravel and sand;
- (4) concrete batch plant;
- (5) third dwelling, in the form of a manufactured home, auxiliary to the uses in (a) – (d) to be used for the purpose of housing a caretaker or watchman.

1011.12 In addition to the uses permitted in Sections 1011.1 to 1011.3, the following use is permitted on Block 6 except; Part Now Road Plan LMP1312, District Lot 1657, Plan 4563 and Block 7 except; Part Now Road Plan LMP1312, District Lot 1657, Plan 4563:

- (1) concrete batch plant

### 1011.13 **Conditions of Use**

On Lot 1, DL 1657, Plan VAP23053, PID 016-713-541 the following conditions apply:

- (1) For vehicle repair and maintenance, despite Sections 1011.2 (3):
  - i. there is no storage outside of an enclosed building;
  - ii. no such building shall exceed 7.5 metres in height;
  - iii. the total floor area of such buildings shall not exceed 600 square metres;
  - iv. the required setback from all parcel lines is 7.5 metres.
- (2) For manufacturing or storage, despite Sections 1011.4 (3):
  - i. there is no storage outside of an enclosed building;
  - ii. more than one building is permitted;
  - iii. no such building shall exceed 7.5 metres in height;
  - iv. the total floor area of such buildings shall not exceed 600 square metres;
  - v. the required setback from all parcel lines is 7.5 metres.
- (3) For equipment works yard:
  - i. more than one site area may be used;
  - ii. the use shall be screened by a solid fence or landscaping;
  - iii. the maximum total site area shall be one hectare.