

Section 15: Rural (RU)

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

d) Minimum Distance from a Dwelling 3 metres

15.7 Zone Requirements – Kennels

- 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

- 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.