

PART 800

RURAL / RESOURCE ZONES

801

Rural Eight (RU-8)

1. Principal Use

- i) **On any lot:**
 - a) Single detached dwelling
 - b) Agricultural use
 - c) Plant nursery and greenhouse
 - d) Riding academy
 - e) Silviculture
 - f) Aquaculture
 - g) Veterinary establishment
 - h) Fish hatchery (including community based)
- ii) **On any lot 2.0 hectares in area or larger:**
 - a) Animal kennel
- iii) **On any lot 8.0 hectares in area or larger:**
 - a) Wood processing or permanent sawmills occupying an area of not more than 1000.0 square metres including vehicle parking, and log sort and lumber storage areas.
 - b) Crushing and screening of sand and gravel.

2. Accessory Uses

- i) **On any lot:**
 - a) Carriage house
 - b) Secondary suite
 - c) Secondary dwelling
 - d) Home occupation
 - e) Bed and Breakfast
 - f) Domestic industrial use
 - g) Pet crematorium

3. Conditions of Use

- i) **Animal kennel shall be subject to the following conditions:**
 - a) Minimum setback of buildings and structures of 15.0 metres along all lot lines.
 - b) All structures and area utilized in association with the animal kennel, shall be sited at least 30.0 metres from the boundary of any lake, sea, watercourse or wetland.

- c) No parking, loading or storage areas shall be located in any required setback area.
 - d) Screening shall be provided at not less than 1.5 metres in height.
 - e) No more than one sign, not exceeding 1.0 square metre in area on each side may be placed on the lot on which the animal kennel use is carried out.
- ii) **All sawmill uses or portable sawmill uses shall be subject to the following conditions:**
- a) Minimum setback of buildings and structures of 30.0 metres along all lot lines.
 - b) Uses shall be screened and buffered from adjacent properties through maintenance of natural vegetation of not less than 2.0 metres in height.
 - c) All structures and area utilized in association with sawmill uses or potable sawmill uses, shall be sited at least 30.0 metres from the boundary of any lake, sea or watercourse.
 - d) No parking, loading or storage areas shall be located in any required setback area.
 - e) Uses abutting an area zoned under Part 700, Residential Zones, shall be screened and buffered from adjacent properties through the use of fencing, berming or evergreen vegetation being not less than 2.0 metres in height. Solid fencing may be as high as 3.0 metres.
- iii) **All gravel, sand crushing and screening operations shall be subject to the following conditions:**
- a) Minimum setback of buildings and structures of 30.0 metres along all lot lines.
 - b) Minimum yard clearance of 60.0 metres from any lot where gravel, sand or soil extraction occurs within or abutting an area zoned under Part 700, Residential Zones.
 - c) Minimum setback requirement for stockpiles shall be 15.0 metres along all lot lines.
 - d) No parking, loading or storage areas shall be located in any required setback area.
 - e) Uses shall be screened and buffered from adjacent properties through maintenance of natural vegetation of not less than 2.0 metres in height.
 - f) Uses abutting an area zoned under Part 700, Residential Zones, shall be screened and buffered from adjacent properties through the use of fencing, berming or evergreen vegetation being not less than 2.0 metres in height. Solid fencing may be as high as 3.0 metres.
 - g) All structures and area utilized in association with gravel, sand crushing and screening operation, shall be sited at least 30.0 metres from the boundary of any lake, sea, watercourse or wetland.

4. **Density**

- i) **Residential density is limited to two dwelling units:**
 - a) **On any lot:** one single detached dwelling and one carriage house, secondary suite, or secondary dwelling limited in area to 90.0 square metres are permitted.

- b) **On any lot greater than 1.0 hectare in area:** two single detached dwellings.

5. Floor Area Requirements

- i) The combined floor area of all accessory buildings excluding the floor area of any secondary residential use shall not exceed 300.0 square metres.

6. Siting and Height of Buildings and Structures

The maximum height of principal buildings is 10.0 metres and the maximum height of accessory buildings is 8.0 metres, or 10.0 metres in the case of an aquaculture building.

- i) The minimum setbacks required for buildings and structures shall be as set out in the table below.

Type of Use	Heights of Structure	Required Setback				
		Front Yard	Rear Yard	Side Yard Front Lot Line <31m Front Lot Line >31m		Side Yard Abutting Road
Principal	10.0m	7.5m	7.5m	1.75m	3.5m	7.5m
Accessory	4.5m or less	7.5m	1.0m	1.0m	1.0m	7.5m
Accessory	8.0m - 4.6m	7.5m	7.5m	1.75m	3.5m	7.5m
Aquaculture	10.0m	7.5m	7.5m	7.5m	7.5m	7.5m

7. Lot Coverage

- i) The lot coverage of all buildings and structures shall not exceed 15 per cent.

8. Subdivision Requirements

- i) **Minimum lot area:** 8.0 hectares

End – RU-8