

PART 800

RURAL / RESOURCE ZONES

801

Rural Eight (RU-8)

1. PERMITTED PRINCIPAL USE

i) On any lot:

- a) Residential use;
- b) Agricultural use;
- c) Garden nurseries;
- d) Riding academies;
- e) Silviculture;
- f) Aquaculture;
- g) Animal hospital;
- h) Fish hatchery (including community based).

ii) On any lot 2.0 hectares (4.9 acres) or larger:

- a) Animal kennels.

iii) On any lot 8.0 hectares (19.8 acres) or larger:

- a) Wood processing or permanent sawmills occupying an area of not more than 1000.0 metres² (0.3 acres) including vehicle parking, and log sort and lumber storage areas; and
- b) Crushing and screening of sand and gravel.

iv) On any lot 20 hectares (49.5 acres) or larger:

- a) Horse-related event where paid admission to view the event is required including rodeos, equestrian shows, dances, concerts, and a licensed facility pursuant to the *Liquor Control and Licensing Act* during the time of the horse-related event and subject to:
 - 1) the event being sponsored by the registered property owner or registered organization, association, club, or group registered under the *Society Act*;
 - 2) the event being no longer than three days in duration;
 - 3) notifying the Regional District in writing prior to the holding of a licensed event pursuant to the *Liquor Control and Licensing Act* for the first two events in a calendar year under this section;
 - 4) obtaining written approval of the Regional District at least 30 days prior to the holding of a licensed event pursuant to the *Liquor Control and Licensing Act* for each event after the two events have been held in a calendar year under Subsection 3.

2. **PERMITTED ACCESSORY USES**

- i) **On any lot:**
 - a) Home occupations;
 - b) Bed and breakfast;
 - c) Accessory buildings;
 - d) Domestic business use;
 - e) Domestic industrial use;
 - f) Pet crematorium.

3. **CONDITIONS OF USE**

- i) **All gravel and sand processing operations or animal kennels shall be subject to the following conditions:**
 - a) Maintain a minimum yard setback of 15.0 metres (49.2 feet) along all property lines.
 - b) Uses abutting riparian areas shall be setback a minimum of 30.0 metres (98.4 feet) from the top of bank.
 - c) No parking, loading or storage areas shall be located in any required yard setbacks.
 - d) Uses shall be screened and buffered from adjacent properties through maintenance of natural vegetation.
 - e) The maximum lot coverage for the above uses shall not exceed 25%.
- ii) **All sawmill uses or portable sawmill uses shall be subject to the following conditions:**
 - a) Minimum yard clearance along all property lines of 30.0 metres (98.4 feet).
 - b) Uses shall be screened and buffered from adjacent properties through maintenance of natural vegetation of not less than 2.0 metres (6.6 feet) in height.
 - c) Uses abutting an area zoned under Part 700 Residential Zones shall be screened and buffered from adjacent properties through the use of fencing, berming and evergreen vegetation being not less than 1.5 metres (4.9 feet) in height. All screening shall be well maintained and painted as required.
- iii) **All buildings and structures related to gravel, or sand crushing and screening operations shall be subject to the following conditions:**
 - a) Minimum yard clearance along all property lines of 30.0 metres (98.4 feet).
 - b) Minimum yard clearance of 60.0 metres (196.9 feet) from any lot where gravel, sand or soil extraction occurs within or abutting an area zoned under Part 700 Residential Zones.
 - c) No parking, loading or storage areas shall be located in any required yards.

- d) Uses shall be screened and buffered from adjacent properties through maintenance of natural vegetation of not less than 2.0 metres (6.6 feet) in height.
- 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 and evergreen vegetation being not less than 2.0 metres (6.6 feet) in height. All screening shall be well maintained and painted as required.
- f) Uses abutting riparian or environmentally sensitive areas (ESA's) shall be setback a minimum of 30.0 metres (98.4 feet).

iv) Residential use is limited to:

- a) **On any lot:** One single family dwelling and secondary suite, or one single family dwelling and one carriage house, or one single family dwelling and one secondary dwelling limited in size to 90.0 metres² (968.8 feet²).
- b) **On any lot 1.0 hectare (2.5 acres) and over:** Two single family dwellings.

5. FLOOR AREA REQUIREMENTS

The maximum combined gross floor area of all accessory buildings shall not exceed 300.0 square metres (3229.3 square feet).

6. SITING OF BUILDINGS AND STRUCTURES

The setbacks required for buildings and structures within the Rural Eight zone shall be as set out in the table below.

Type of Structure	Heights	Required Setback				
		Front yard	Rear yard	Side yard		Side yard abutting road
				Frontage <31m	Frontage >31m	
Principal	10.0m (32.8ft)	7.5m (24.6ft)	7.5m (24.6ft)	1.75m (5.7ft)	3.5m (11.5ft)	7.5m (24.6ft)
Accessory	4.5m or less (14.8ft)	7.5m (24.6ft)	1.0m (3.3ft)	1.0m (3.3ft)	1.0m (3.3ft)	7.5m (24.6ft)
Accessory	6.0m-4.6m (19.7ft)	7.5m (24.6ft)	7.5m (24.6ft)	1.75m (5.7ft)	3.5m (11.5ft)	7.5m (24.6ft)

Except where otherwise specified in this Bylaw, no building or structure shall be located in any required front and side yard setback areas. [Part 400, Siting Exceptions, of this bylaw and Bylaw No. 1836 being the "Floodplain Management Bylaw, 1997" may affect the siting of structures adjacent to major roads and the natural boundaries of watercourses and the sea, respectively.]

7. LOT COVERAGE

The maximum lot coverage of all buildings and structures shall not exceed 15%.

8. SUBDIVISION REQUIREMENTS

- i) Minimum lot area: 8.0 hectares (19.8 acres)

Existing lots below the minimum lot area within this zone may be used for the permitted uses within this zone, subject to compliance with the other requirements of this zone.

- ii) Increased density may be permitted on the basis of the provision of the following amenity:

Amenity Provided	Bonus
Parkland or Greenways	1 lot per 0.4 hectare (1.0 acre) of parkland or greenways

End – RU-8