

802

Rural Twenty (RU-20)

1. **Principal Use**
 - i) **On any lot:**
 - a) Single detached dwelling
 - b) Agricultural use
 - c) Veterinary establishment
 - d) Plant nursery and greenhouse
 - e) Silviculture
 - f) Fish Hatchery (including community based)
 - ii) **On any lot greater than 2.0 hectares in area the following uses are also permitted:**
 - a) Animal kennel
 - b) Riding academy
 - iii) **On any lot greater than 4.0 hectares in area the following uses are also permitted:**
 - a) Wood processing
 - b) Sawmill including portable sawmill
 - c) Gravel, mineral or peat extraction, gravel crushing and screening, excluding manufacturing or sales of concrete or concrete products
 - iv) **On any lot 4.0 hectares in area or larger classified as private managed forest land or farm pursuant to the *Assessment Act* or within a license area under the *Forest Act* the following uses are also permitted:**
 - a) Research and teaching facility
 - b) Rural resource centre to a maximum floor area of 300.0 square metres
2. **Accessory Uses**
 - i) **On any lot:**
 - a) Carriage house
 - b) Secondary suite
 - c) Secondary dwelling
 - d) Bed and Breakfast
 - e) Home occupation
 - f) Domestic industrial use
 - g) Retail and wholesale sales of agricultural and forestry products to a maximum floor area of 100.0 square metres
3. **Conditions of Use**
 - i) **Animal kennels shall be subject to the following conditions:**

- a) Maintain 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 or watercourse.
 - 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 for animal kennel.
 - 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) **Wood processing, gravel, sand and mineral extraction (including crushing and screening of aggregate extracted onsite), research and teaching facilities, and rural resource centres shall be subject to the following conditions:**
- a) A minimum setback for buildings and structures of 15.0 metres along all lot lines.
 - b) Minimum setback requirement for stockpiles shall be 15.0 metres along all lot lines.
 - c) A minimum setback for buildings and structures of 30.0 metres from any lot line abutting a lot zoned Residential or Country Residential.
 - d) No loading or storage areas shall be located in any required setback.
 - e) Screening of not less than 2.0 metres in height shall be provided for wood processing uses and a rural resource centre abutting a lot zoned Residential.
 - f) Screening of not less than 1.5 metres in height shall be provided for wood processing uses and a rural resource centre abutting a lot zoned Country Residential.

4. **Density**

- i) **Residential density is limited to two dwellings 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 a lot greater than 1.0 hectare in area:** two single detached dwellings.

5. **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.

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

Type of Use	Height 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

6. Floor Area Requirements

- i) The combined floor area of all buildings and structures shall not exceed 15 per cent.

7. Subdivision Requirements

- i) **Minimum lot area:** 20.0 hectares

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