

## 802.1

## Rural Twenty Density Bonus (RU-20DB)

### 1. Principal Use

- i) **On any lot:**
  - a) Single detached dwelling
  - b) Agricultural use

### 2. Accessory Uses

- i) **On any lot:**
  - a) Home occupation
  - b) Domestic industrial
  - c) Riding academy
  - d) Silviculture
  - e) Shellfish aquaculture
  - f) Upland finfish aquaculture
  - g) Fish hatchery (including community-based)
  - h) Animal kennel
  - i) Carriage house
  - j) Secondary suite
  - k) Secondary dwelling

### 3. 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 are permitted.
  - b) **On a lot greater than 10.0 hectare in area:** two single detached dwellings.

### 4. Conditions of Use

- i) **Riding academy, silviculture, aquaculture, and fish hatchery uses are subject to the following conditions:**
  - a) No merchandise to be displayed outdoors.
  - b) Loading areas to be screened to a height of 2.5 metres by coniferous vegetation or solid screen fence, or combination of the two.
  - c) Refuse and recycling facilities to be housed within a building or within an outdoor screened enclosure. Outdoor, screened enclosures are to be a minimum 2.5 metres in height.
  - d) No parking, loading or storage areas to be located within 4.5 metres of a property line.

- ii) **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.

**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 400.0 square metres.
- ii) No single accessory building shall exceed 200.0 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.

- i) The minimum 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           |                     | Side Yard Abutting Road |
|             |                     |                  |           | Front Lot Line <31m | Front Lot Line >31m |                         |
| Principal   | 10.0m               | 7.5m             | 7.5m      | 3.0m                | 4.0m                | 7.5m                    |
| Accessory   | 4.5m or less        | 7.5m             | 3.0m      | 1.75m               | 1.75m               | 7.5m                    |
| Accessory   | 8.0m - 4.6m         | 7.5m             | 7.5m      | 1.75m               | 3.5m                | 7.5m                    |

**7. Lot Coverage**

- i) On any lot 4.0 hectares in area, the lot coverage of all buildings and structures shall not exceed 25 per cent.
- ii) On any lot 4.0 hectares in area or larger, the lot coverage of all buildings and structures shall not exceed 15 per cent.

**8. Subdivision Requirements**

- i) **Lot Area:**

The minimum lot area: 20.0 hectares.

For property described as Lot 4, District Lot 12 (situated partly within District Lots 31G, 33G and 40G of Section 2) Nelson District, Plan 46828, Except Part in Plan

VIP68043 and a portion of Lot 33, Section 2A Nelson District except Plan VIP66877, except part in District Lots 12, 23 and 27 and except part in Plan VIP69915:

A density bonus to permit a maximum of 11 lots (each with a minimum lot area of 4.0 hectares) with provision of all community amenity contributions listed below:

| <b>Community Amenity Contributions</b> |   |
|--|---|
| a)                                     | Donation to the CVRD of the approximately 1.8 hectare portion of Lot 4 east of the E&N rail corridor accessed from Rayne Road (Mystery Beach extension) for use as a public park.   |
| b)                                     | Construction of a gravel parking area in the southeast corner of the park space designed in accordance with CVRD specifications.  |
| c)                                     | Registration of a conservation covenant over Hindoo Creek and its area as defined through a RAR assessment prepared by a qualified environmental professional. To be registered over all proposed parcels, or part thereof, located within the riparian area of Hindoo Creek. The covenant will be held by a third party qualified to hold a conservation covenant to the satisfaction of the CVRD.   |
| d)                                     | Provision of a rainwater management plan (prepared by a qualified professional), to ensure that rainwater is managed on-site to prevent increases in potential flooding and erosion risks on adjacent and downstream properties, as required by provincial guidelines. The report should achieve Ministry of Transportation and Infrastructure design requirements, including reference to Stormwater Planning, A Guidebook for British Columbia, and the Water Balance Model for British Columbia. The report will be registered via restrictive covenant on the property (and on the titles of the future subdivided parcels).                  |
| e)                                     | Construction of approximately 1.6 km of multi-use trails within existing road rights-of-way (i.e. “roadside greenway” on Brean and Rayne/Mystery Beach Roads) and proposed internal public road right-of-way, including rail crossings and a trail crossing over Hindoo Creek and culverts and/or crossings over the smaller watercourses that are identified on the CVRD sensitive habitat atlas, as required. Note that failing Ministry of Transportation approval for roadside greenways, the trails would be located adjacent to the public right-of-way on the subject property and public access secured through a statutory right-of-way. |
| f)                                     | Construction of a 1.0 km section of multi-use trail within the E&N rail corridor (i.e. “off road greenway”) including watercourse crossings and culverts as required. Trail to be constructed in accordance with CVRD specifications.   |

*End • RU-20DB*