

**902 RURAL TWO ZONE**

**INTENT**

902.1 The intent of the Rural Two Zone is to accommodate residential and agricultural uses on large rural lots.

**PERMITTED USES**

902.2	<b>Permitted Uses Table for RU-ALR Zone</b>
	<ul style="list-style-type: none"> <li>(1) Primary Uses                             <ul style="list-style-type: none"> <li>(a) Agriculture</li> <li>(b) Agriculture, Intensive</li> <li>(c) Bed and Breakfast</li> <li>(d) Community Care Facility</li> <li>(e) Dwelling, Single Unit</li> <li>(f) Dwelling, Two Unit</li> <li>(g) Modular Manufactured Home</li> <li>(h) Public Park and Playground</li> <li>(i) Veterinary Hospital</li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>(2) Secondary uses                             <ul style="list-style-type: none"> <li>(a) Accessory Buildings and Structures</li> <li>(b) Accessory Residential Use</li> <li>(c) Accessory Use</li> <li>(d) Agri-Tourism</li> <li>(e) Direct Farm Marketing</li> <li>(f) Dog Kennel</li> <li>(g) Gathering for an Event</li> <li>(h) Home Occupation, Rural</li> <li>(i) Mobile Manufactured homes subject to section 902.5(9)</li> <li>(j) On-Farm Processing</li> <li>(k) On-Farm Product Preparation</li> <li>(l) Temporary Farm Worker Housing</li> </ul> </li> </ul>

**DEVELOPMENT REGULATIONS**

902.3	<b>Development Regulations Table for RU-ALR Zone</b>	
	Column I	Column II
	(1) Maximum number of Buildings per Lot	<ul style="list-style-type: none"> <li>(a) One 'Dwelling, Single Unit' or One 'Modular Manufactured Home' or One 'Dwelling, Two Unit'; and</li> <li>(b) One 'Mobile Manufactured Home' (for an immediate family member)</li> <li>(c) One Accessory Residential Building; and</li> <li>(d) One Accessory Farm Sales Use</li> </ul>

(2) Minimum setbacks for Agricultural Buildings and Structures	(a) As set out in Schedule 'G'
(3) Minimum setbacks (exterior lot line)	(a) 7.5 m (24 ft.-7 in.)
(4) Minimum setbacks (front lot line)	(a) 7.5 m (24 ft.-7 in.)
(5) Minimum setbacks (rear lot line)	(a) 7.5 m (24 ft.-7 in.)
(6) Minimum setbacks (interior lot line)	(a) 4.5 m (14 ft.-9 in.)
(7) Height (maximum)	(a) Residential Use – 12.0 m (39 ft.-4 in.) (b) Agricultural Use – 20.0 m (65 ft.-7 in.) (c) Accessory building – 8.0 m (26 ft.-3 in.)
(8) Lot coverage (maximum)	(a) 30% of the lot area for all buildings and structures (b) Plus 10% for hard-surfaced areas
(9) Minimum floor area	(a) The floor area for a single dwelling unit shall be not less than 90 m <sup>2</sup> (968.7 sq. ft.)

**SUBDIVISION REGULATIONS**

902.4

Subdivision Regulations Table for RU-ALR Zone	
Column I	Column II
(1) Lot area (minimum)	(a) Lots in the ALR – 10.0 ha (24.7 ac.) (b) Lots outside the ALR – 2.0 ha (4.9 ac.)
(2) Lot frontage (minimum)	(a) 1/10 <sup>th</sup> of the perimeter of the lot

**OTHER REGULATIONS**

- 902.5
- (1) An accessory residential use may include a modular manufactured home and is not permitted on a lot of less than 8.0 ha (19.8 ac.).
  - (2) Direct farm marketing use
    - (a) must be ancillary to an agricultural use being carried out on the same property,
    - (b) must not allow the sales of any farm products other than those farm products grown, reared, raised or produced on the same parcel except that, for lands that are located within the Agricultural Land Reserve, an accessory farm sales use may include the retail sales of farm products, off-farm products and processed farm products subject to any other regulations in this Bylaw,

- (c) must, except for the outside display area permitted in paragraph (d), be contained wholly within a building. The farm sales use must occupy a floor area, within that building, not greater than 300 m<sup>2</sup> (3,229.2 sq. ft.) in size. *[For the purpose of calculating the portion of the building to be used for accessory farm sales use, the area of any building or structure used for that purpose, including aisles and other areas for circulation, shelf and display space, counter space for taking payment and packaging, is included, but any office area, wholesale storage area, washroom area and processing facilities is not included.]*
  - (d) may have an outside display area of not greater than 100 m<sup>2</sup> (1,076.4 sq. ft.) in size, which area must be contiguous with the farm sales area described in paragraph (c),
  - (e) may provide for the retail sales of off-farm products and processed farm products, ancillary to the sale of farm products, provided that the area allotted to the sale of off-farm products and processed farm products does not exceed one-third of the total area, both inside and outside, that is used for accessory farm sales use,
  - (f) must provide one off-street parking space per 12 m<sup>2</sup> (129.2 sq. ft.) of retail sales and display area and the off-street parking and access driveways must meet the requirements of Schedule 'C',
  - (g) may, notwithstanding any other provisions of this Bylaw, include not more than one wall sign per fronting street, and one free-standing sign, advertising the intended use. Wall signs must meet the sign area requirements of Schedule 'E'. Free-standing signs must not exceed 3.0 m (9 ft.-11 in.) in height; must have a sign area not larger than 3 m<sup>2</sup> (32.3 sq. ft.); must be located no closer than 2 m (6 ft.-7 in.) to any property boundary; must not be illuminated; and must be incorporated into an area of the parcel that is not less than 10 m<sup>2</sup> (107.6 sq. ft.) in size and this area shall be landscaped to the standards outlined in Schedule 'F',
  - (h) must not cause undue glare to neighbouring properties, or to persons travelling on adjacent public highways, if lighting is provided to illuminate the building used for farm sales use, the outside storage area, or access driveways and off-street parking areas, and
  - (i) must not be permitted to be carried out unless the owner of such business or undertaking has obtained a licence for the carrying on of such business or undertaking where such licence is required under the District's current Business Licence Bylaw or under other applicable statutes, bylaws, and regulations.
- (3) Temporary farm worker housing is not permitted on a lot of less than 4.0 ha (10 ac.), unless such use existed prior to the adoption of this Bylaw.

- (4) The use of temporary farm worker housing as a rental unit for persons other than workers employed on the farm is prohibited.
- (5) Temporary farm worker housing is permitted so long as the following conditions are met:
  - (a) A maximum of 40 farm workers per farm operation may reside on the lands;
  - (b) Housing for Temporary Foreign Workers must comply with the “Guidelines For Seasonal Housing, For Temporary Farm Workers In BC”, established by the BC Agriculture Council, as they may change from time to time.
  - (c) Housing for temporary farm workers should be located in a manufactured home or in an existing building. The manufactured home must be constructed in a manner that makes it easily movable from one location to another for residential use or offsite if the housing is no longer required.
  - (d) Housing in other than an existing building must be provided on a temporary foundation.
  - (e) Total useable floor area of the Temporary Foreign Worker housing should be in the range of 7.44 m<sup>2</sup> (80.1 sq. ft.) to 10.0 m<sup>2</sup> (107.6 sq. ft.) per person maximum. This does not include washrooms, laundry rooms, mechanical rooms, or storage rooms.
- (6) An intensive agricultural use is not permitted on lands located outside of the Agricultural Land Reserve.
- (7) Dog kennels are not permitted on lots less than 2.0 ha (4.9 ac.) in size, and all kennels and pens must be sited with a setback of not less than 30 m (98 ft.-5 in.) from all property boundaries.
- (8) The use of a modular manufactured home as a dwelling is permitted on a parcel of 2.0 ha (4.9 ac.) or more.
- (9) A mobile manufactured home, up to 9 m (29 ft. 6 in.) in width, for use by a member of the owner's immediate family. The mobile manufactured home shall be located temporarily (not on a permanent foundation), and its use as a residence shall be discontinued when no longer occupied by an immediate family member.
- (10) For residential buildings, where a lot of less than 0.5 ha (1.24 ac.) was existing at the effective date of this Bylaw, the Development Regulations for the R1 zone apply.