

SCHEDULE C
PERMITTED USES

1011 RU2 Zone (Rural Two)

1011 On a parcel in an RU2 Zone,

Permitted Uses

1011.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) garden nursery;
- (2) agriculture;
- (3) keeping of poultry or rabbits subject to Part 502 (2) and (3) of this bylaw;
- (4) home occupation subject to Part 502 (10) of this bylaw;
- (5) bed and breakfast subject to Part 502 (11) of this bylaw;
- (6) forest management;
- (7) the maximum permitted number and type of dwelling units is calculated according to Table IV in which Column I lists the parcel size and Column II lists the maximum permitted number and type of dwelling units:

TABLE IV

COLUMN I

COLUMN II

Where parcel size is:

The maximum permitted number and type of dwelling is:

(a) less than 1 hectare with the exception of Electoral Area E where the parcel size is 8000 square metres

one single family dwelling

(b) 1 hectare to 4 hectares

two single family dwellings or one duplex or one single family dwelling and one transition house

(c) 4 hectares and up

three single family dwellings and one auxiliary dwelling unit, or one duplex, one single family dwelling and one auxiliary dwelling unit

there shall be a maximum of two dwellings in Electoral Area E

*table continued
on next page*

Notwithstanding (a-c) the following shall apply within the West Howe Sound Official Community Plan boundary, as outlined on Appendix 2 to Bylaw 310.141:

- | | |
|--------------------------------|--|
| (i) Less than 1.5 hectares | One single family dwelling |
| (ii) Greater than 1.5 hectares | Up to a maximum of two single family dwellings or one duplex |
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1011.2 with a parcel size exceeding 3500 square meters the additional permitted uses are:

- (1) the keeping of livestock;
 - (2) the raising of fish for domestic consumption;
 - (3) vehicle repair and maintenance provided that:
 - (a) there is no storage outside of an enclosed building;
 - (b) no such building shall exceed 4.5 meters in height;
 - (c) the required setback from all parcel lines is 7.5 meters;
 - (d) the floor area of such a building shall not exceed 75 square meters;
 - (e) with the exception of Electoral Area E, where the parcel size must be 8000 square metres to qualify for the use described in Section 1011.2
- (3) (a-d);

1011.3 with a parcel size exceeding 8000 square meters the additional permitted uses are:

- (1) wildlife rehabilitation centres;
- (2) tourist information centre, provided that:
 - (a) the building does not exceed 4.5m in height
 - (b) the maximum gross floor area does not exceed 185m²

1011.4 with a parcel size exceeding 1.75 hectares the additional permitted uses are:

- (1) campground and recreational vehicle sites provided that the maximum permitted number of campsites and recreational vehicle sites is ten per hectare of land;
- (2) animal shelters, kennel only in Electoral Areas E and F
- (3) a single fully enclosed building to house manufacturing or storage provided that:
 - (a) there is no storage outside of an enclosed building;
 - (b) no such building shall exceed 4.5 meters in height;
 - (c) the required setback from all parcel lines is 7.5 meters;
 - (d) the floor area of such a building shall not exceed 75 square meters;
- (4) construction camp;
- (5) sawmill and shakemill excluding chippers and planers provided that the use is limited to a site area not exceeding 1000 square meters;
- (6) equipment repair and maintenance provided that the use is limited to a fully enclosed building;
- (7) horse riding, training or boarding facility;
- (8) the keeping of less than 50 pigs;

1011.5 with a parcel size equal to or exceeding 8 hectares, the additional permitted use is a cannabis production facility

Siting of Structures

1011.6 no structure shall be located within:
(1) 5 meters of the front or rear parcel line;
(2) 1.5 meters of the side parcel line;
(3) 4.5 meters of the side parcel line where the side parcel line is contiguous to a highway;

Setback

1011.7 (1) unless otherwise provided for under Section 1011.4, all uses listed in Sections 1011.3 and 1011.4 shall not be sited within 15 meters of any parcel line;

(2) no building used as a cannabis production facility under Section 1011.5 shall be located within 60 metres of a parcel line

Parcel Coverage

1011.8 the parcel coverage of all buildings and structures shall not exceed 15% of the parcel size except when the parcel is equal to or less than 2000 square metres in area in which case the parcel coverage shall not exceed 35%;

Buildings Per Parcel

1011.9 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

Site Specific Uses

1011.10 A maximum of 10 sleeping cabins are permitted on Block 2 District Lot 3380 Plan 4341, subject to the following regulations:

- (1) No cooking or sanitary facilities shall be contained within any sleeping cabin.
- (2) No person shall occupy any sleeping cabin for transient accommodation for more than 10 days in any calendar month.

1011.11 In addition to the uses permitted in Sections 1011.1 to 1011.5 the following uses are permitted on Lot 1, DL 1657, Plan VAP23053, PID 016-713-541:

- (1) general contractor facility;
- (2) equipment works yard;

- (3) storage and sale of landscape products such as topsoil, bark mulch, gravel and sand;
- (4) concrete batch plant;
- (5) third dwelling, in the form of a manufactured home, auxiliary to the uses in (a) – (d) to be used for the purpose of housing a caretaker or watchman.

1011.12 In addition to the uses permitted in Sections 1011.1 to 1011.3, the following use is permitted on Block 6 except; Part Now Road Plan LMP1312, District Lot 1657, Plan 4563 and Block 7 except; Part Now Road Plan LMP1312, District Lot 1657, Plan 4563:

- (1) concrete batch plant

1011.13 **Conditions of Use**

On Lot 1, DL 1657, Plan VAP23053, PID 016-713-541 the following conditions apply:

- (1) For vehicle repair and maintenance, despite Sections 1011.2 (3):
 - i. there is no storage outside of an enclosed building;
 - ii. no such building shall exceed 7.5 metres in height;
 - iii. the total floor area of such buildings shall not exceed 600 square metres;
 - iv. the required setback from all parcel lines is 7.5 metres.
- (2) For manufacturing or storage, despite Sections 1011.4 (3):
 - i. there is no storage outside of an enclosed building;
 - ii. more than one building is permitted;
 - iii. no such building shall exceed 7.5 metres in height;
 - iv. the total floor area of such buildings shall not exceed 600 square metres;
 - v. the required setback from all parcel lines is 7.5 metres.
- (3) For equipment works yard:
 - i. more than one site area may be used;
 - ii. the use shall be screened by a solid fence or landscaping;
 - iii. the maximum total site area shall be one hectare.

1011.14 Notwithstanding Section 1011.1 (7) (a), an auxiliary dwelling is permitted on Lot 7 District Lot 1582 Group 1 New Westminster District Plan LMP22397.