1001 RU1 Zone (Rural One)

1001 On a parcel in an RU1 Zone,

Permitted Uses

1001.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

(1) agriculture;
(2) garden nursery;
(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) the maximum permitted number and type of dwelling unit as calculated according to Table III in which Column I lists the parcel size and Column II lists the maximum permitted number and type of dwelling unit:

TABLE III

COLUMN I	COLUMN II
Where parcel size is:	**The maximum permitted number and type of dwelling unit is:**
(a) less than 3500 square metres	one single family dwelling
(b) 3500 square meters to 8000 square metres	one single family dwelling and one auxiliary dwelling unit
(c) greater than 8000 square metres	two single family dwellings or one duplex or one single family dwelling and one transition house
d) 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:	
(j) less than 8000 square metres	One single family dwelling
(ii)8000 square metres to 1.75 hectares	One single family dwelling and one auxiliary dwelling unit
(iii) Greater than 1.75 hectares	Two single family dwellings or one duplex

1001.2 with a parcel size exceeding 3500 square meters the additional permitted uses are:

(1) the keeping of livestock;
(2) 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 1001.2 (2) (a-d);
(3) the raising of fish for domestic consumption;
(4) wild bird rehabilitation as an auxiliary use to residential where the rehabilitation use operates under a valid permit from the appropriate authority;

1001.3 with a parcel size exceeding 1.75 hectares the additional permitted uses are:

(1) kennels only in Electoral Areas E and F
(2) horse riding, training or boarding facility;
(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;

Floor Area

1001.4 The total floor area of a transition house shall not exceed 300 square metres.

Setback

1001.5 no use permitted under section 1001.2(4),1001.3(1) or 1001.3(2) shall be located within 15 metres of a parcel line;

Siting of Structures

1001.6 no structures shall be located within:

(1) 5 meters of the front or rear parcel line;
(2) 1.5 meters of the side parcel line; and
(3) 4.5 meters of the side parcel line where the parcel line is contiguous to a highway;

Parcel Coverage

1001.7 the maximum 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 meters in area in which case the maximum parcel coverage shall not exceed 35%; and

Buildings Per Parcel

1001.8 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.