

1022B RU4B Zone (Rural Forest B)

Permitted Uses

1022.1B Except as permitted in Part V, land, buildings and structures in the RU4B zone shall be used for the following purposes only:

- (1) forest management;
- (2) park;
- (3) one single family dwelling per parcel;
- (4) one auxiliary dwelling subject to Part 502 8 of this bylaw;
- (5) home occupation subject to Part 502 (2) and (3) of this bylaw.

1022.2B With a parcel size exceeding 3.75 hectares the additional permitted uses are:

- (1) log booming, sorting and storage;
- (2) wood processing in the form of sawmills, shake mills and wood chippers;
- (3) the total enclosed floor area for uses permitted under Section 1022.2B (1) and (2) shall not exceed the auxiliary building floor space maximum under Section 502 (6) of this bylaw.

Floor Area

1022.3B The total floor area of all dwellings on a parcel shall not exceed 355 square metres.

Siting Requirements

1022.4B The siting requirements are as follows:

- (1) no structure or use permitted under Section 1022.2B shall be located within 30 metres of a parcel line;
- (2) no other structure or building may be located within 5 metres of a parcel line;

Parcel Coverage

1022.5B The parcel coverage of all buildings and structures shall not exceed 10 percent except where the parcel is 3.5 hectares or less the parcel coverage shall not exceed 15 per cent.

current applicable SCRD Building Bylaw for the principal building on that parcel.

Section 502 (F) Auxiliary Dwelling Units

- (8) (a) The maximum floor area for an auxiliary dwelling unit, where permitted shall be 55 square metres.
- (b) The maximum floor area for a building containing a free standing auxiliary dwelling unit shall be 55 square metres.
- (c) A free standing auxiliary dwelling unit shall not include a garage as part of the building.

Occupancy During Construction

- (9) A mobile home or recreational vehicle may be used in the R1, R1A, R2, CR1, CR2, RU1, RU2, RU3 and RU3B Zones to provide accommodation for the resident during construction of a principal dwelling on a parcel, provided that:
 - (a) a building permit under the current applicable SCRD Building Bylaw, has been issued for the principal dwelling on the parcel and the principal dwelling is under construction;
 - (b) a temporary building permit under the current applicable SCRD Building Bylaw, if necessary, has been issued for the mobile home or recreational vehicle providing accommodation during construction;
 - (c) the method of sewage disposal complies with the applicable regulations;
 - (d) the mobile home or recreational vehicle is not sited on a permanent foundation;
 - (e) no addition shall be made to the mobile home or recreational vehicle; and
 - (f) occupancy of the mobile home or recreational vehicle shall not continue beyond the commencement of occupancy of the permanent dwelling or the expiry date of the temporary building permit for the principal dwelling, whichever occurs first.

Home Occupation

- (10) A home occupation is permitted as an auxiliary use in any zone except the R1, R1A zone subject to the following conditions:
 - (a) no external indication shall exist that any building is utilized for any purpose other than normally associated with a residential building except for a single sign not exceeding 3500 square centimetres (.35 square meters) in area;
 - (b) all uses shall be conducted entirely within a completely enclosed building permitted under this bylaw and there shall be no out of doors storage of materials, equipment, containers or finished products;
 - (c) retailing or wholesaling on the parcel is limited to 20% of the area used for the home occupation and must be auxiliary to that home occupation;
 - (d) the area utilized for the purpose of conducting a home occupation shall not exceed the area utilized for residential purposes;

