

**USE ZONE TABLE**  
**RURAL (RU) ZONE**

ZONE TITLE	Rural (RU)
PERMITTED USE CLASSES - (see Regulation 94)	Antenna, Cemetery, Conservation, Forestry, Public Services and Public Utilities, Recreational Open Space and Transportation.
DISCRETIONARY USE CLASSES - (see Regulations 23 and 95)	Agriculture, Animal, Bed and Breakfast, Campground, Child Care, Family and Group Care Centre, General Industry, Home Business (Light Industry, Medical and Professional, Office and Personal Service classes), Mineral Exploration, Mineral Working, Scrap Yard, Seasonal Residential, Single Dwelling and Utilities.

**CONDITIONS FOR THE RURAL ZONE**

**1. General Development Standards**

The minimum lot area, frontage and front, rear and side yards shall be as determined by the Town, subject to the approvals of the Agrifoods, Forest Resources and Mines Divisions of the Department of Natural Resources and the Government Service Centre. Applications shall also be referred to other departments and agencies as required.

**2. Municipal Services**

No municipal services shall be provided. However, the Town may allow a connection where the development is immediately adjacent to the service, and the Town deems the connection necessary.

**3. Agriculture**

The Town in its discretion may refuse to issue a permit for an agricultural operation where in its opinion the use is like to create an environmental hazard or a nuisance to residences in the general vicinity of the proposed agricultural use.

See Regulation 39

**4. General Industry**

- (1) General industry shall be restricted to the maintenance and repair of equipment, processing and storage related to agriculture, forestry or mineral working or solid

waste disposal uses.

- (2) The general industrial use shall be located on the same site as the primary use.
- (3) Where deemed necessary, the Town shall require the provision of buffering by the developer to the satisfaction of the Town.

#### **5. Home Business Accessory Use**

Home Business accessory use under Regulations 32 and 54 shall not be permitted in this zone.

#### **6. Recreational Open Space and Trails**

Recreational Open Space and Trails may be permitted in this zone subject to the following conditions:

- a) the proposed use shall not interfere with adjacent agricultural and other natural resource uses by virtue of noise, increased traffic or other activities;
- b) the proposed use shall not prejudice the continuation of existing agricultural and other natural resource uses and operational practices which may not be compatible with the proposed use;
- c) applications for recreational open space uses shall be referred to the Department of Natural Resources before approval is granted by the Town.

#### **7. Scrap Yard**

A scrap yard may only be permitted subject to the following conditions:

- a) it does not abut a residential zone or development or open watercourse or wetland;
- b) a screen fence satisfactory to the Town of at least 1.8 metres height is erected around area used for open storage;
- c) where it is located within or adjacent a commercial, residential or institutional area or development, there is no outdoor storage.

#### **8. Seasonal Residential**

Subject to approval by the relevant provincial and federal agencies Seasonal Residential discretionary use may only be permitted if the Town is satisfied that it will not create an obligation to provide municipal services and that it will not have a negative impact on resource exploration and development within the Rural designation and

zone.

A seasonal residential dwelling shall be subject to the conditions set out in the Seasonal Residential (SR) Zone.

#### **9. Single Dwelling**

A single dwelling may be permitted only as accessory to an agricultural use. A dwelling is subject to the approval of the Department of Natural Resources and the Government Service Centre before a permit is issued by the Town.

#### **10. Solid Waste Disposal**

Except for the existing solid waste disposal site on Northwest River Road no solid waste disposal site shall be locations closer than 1.6 kilometres from a residential development.

#### **11. Application and Parts I, II, III and IV and Schedules A, B, D and E of the Development Regulations**