

PART 700 RURAL RESOURCE ZONES

701

RURAL TWENTY (RU—20)

This zone is intended to ensure the maintenance of resource land in large parcels.

Parcels in the Agricultural Land Reserve (ALR) are subject to the Agricultural Land Commission Act and orders of the B.C. Agricultural Land Commission. Approval from the Agricultural Land Commission may be required to use or subdivide ALR parcels as permitted in this zone.

Parcels in the Forest Land Reserve (FLR) are subject to the Forest Land Commission Act and orders of the B.C. Forest Land Commission. Approval from the Forest Land Commission may be required to use or subdivide FLR parcels as permitted in this zone.

1) PERMITTED PRINCIPAL USES

On any lot or portion of any lot zoned Rural Twenty (RU-20) only the following principle uses are permitted:

- a) Agricultural use;
- b) Fish hatcheries;
- c) Intensive agricultural use;
- d) Low impact recreation;
- e) Park use;
- f) Utility use;
- g) Residential use;

On any lot 4000 square metres (1.0 acre) or larger:

- h) Animal care.

On any lot 2.0 hectares (4.9 acres) or larger:

- i) Riding academy.

On any lot 4.0 hectares (9.9 acres) or larger:

- j) Wood processing.

On any lot 4.0 hectares (9.9 ac) or larger and which is classified as managed forest land or farm pursuant to the *Assessment Act* or is within a licensed area under the *Forest Act*:

- k) Research and teaching facility;
- l) Rural resource centre to a maximum floor area of 240 square metres (2583 square feet).

2) PERMITTED ACCESSORY USES

On any lot or portion of any lot zoned RU—20 only the following accessory uses are permitted:

- a) Accessory buildings;
- b) Bed and breakfast;
- c) Domestic industrial use;
- d) Home occupations;
- e) Retail and wholesale sales of agricultural products to a maximum floor area of 100 square metres (1076 square feet).

3) CONDITIONS OF USE

a) Residential use shall be subject to the following conditions:

- i) Residential use is limited to one dwelling unit or one duplex on any lot or portion of any lot zoned Rural Twenty (RU-20) including lots in the Forest Reserve Land but excluding those in the Agricultural Land Reserve.
- ii) Residential use shall be as permitted by the B.C. Agricultural Land Commission on any lot or portion of any lot zoned Rural Twenty (RU-20) and included in the Agricultural Land Reserve.

b) Wood processing and rural resource centres shall be subject to the following conditions:

- i) A minimum setback of 15.0 metres (49.5 feet) along all lot lines.
- ii) A minimum setback of 30.0 metres (98.4 feet) from any lot line abutting a parcel zoned under Part 500 Residential Zones.
- iii) No loading or storage areas shall be located in any required yards.
- iv) Screening shall be provided of no less than 1.5 metres (4.9 feet) in height for wood processing uses and a rural resource centre abutting a parcel zoned under Part 500 Residential Zones.
- v) A single sign not exceeding 1m² (11 square feet).

c) Fences of 3.0 metres (9.8 feet) shall be permitted for agricultural, forestry, silviculture and wood processing uses.

End • RU-20