

204 RURAL FLOODPLAIN ZONE RU-4

Uses Permitted

204.1 In the RU-4 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) all *uses* permitted in the Rural Zone RU-1
- 2) *marina class "B"*

Floodplain

204.2 The provisions of Section 105 shall apply except that in the RU-4 zone no part of any residential *building* shall be constructed at an undisturbed natural ground elevation that is less than the Flood Construction Level. No structural elevation or fill or a combination thereof can be used to achieve the Flood Construction Level. Prior to the issuance of a *building* permit the applicant shall:

- a) Provide the Municipality with certification from a Qualified Professional (as defined by the Ministry of Health Sewerage Disposal Regulation) with respect to the provision of a sewage disposal system; and
- b) Provide the Municipality with certification from a British Columbia Land Surveyor that the natural undisturbed elevation of the *building* site is equal to or exceeds the Flood Construction Level.

Lot Coverage

- #2845 204.3 1) Except for *commercial greenhouses, buildings and structures* shall not cover more than 33% of the *lot area*.
25/06/90
#4567 2) *Commercial greenhouses* shall not cover more than 66% of the *lot area* inclusive of all *buildings and structures* on the *lot*, provided the *buildings and structures* on the *lot* other than *commercial greenhouses* shall not cover more than 33% of the *lot area*.
07/05/07
#4594 3) *Accessory buildings and structures* not used for *agricultural or farm* purposes shall not exceed a total of 200 m² of ground floor *building* area.
03/11/08

Siting of Buildings and Structures

- #2539 204.4 1) Except as provided for in Section 204.4 2), 3), 4) and 6) and Sections 104.4 and 105.1 2), no principal *building or structure* shall be sited less than:
11/04/88
#2845 a) 9.75 metres from a *front lot line*;
25/06/90 b) 7.5 metres from a *rear lot line*;
c) 3.0 metres from a *side lot line*; and
d) 7.5 metres where the *side lot line* abuts a *flanking street*.
2) No *building or structure* used to shelter or house any animals or poultry shall be sited less than 15 metres from any property line.
3) All *building and structures* used for *intensive swine operation* shall be sited in compliance with Section 109.
4) In a *feedlot*, all *buildings, pens, enclosures, or places* where cattle are kept or manure is stored shall be sited in accordance with the requirements of Section 201.7 4).
5) Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *accessory building or structure* shall be sited less than:
a) 9.75 metres from a *front lot line*;
b) 1.5 metres from a *rear lot line* except that where a through *lot* fronts onto 2 *streets* the setback shall be the same as for the front yard setback for the principal *building*;
c) 1.5 metres from a *side lot line*; and

- d) 4.5 metres where the *side lot line* abuts a *flanking street*.
- 6) A *commercial greenhouse* shall be sited not less than 15 m from a *front, rear* or *side lot line* and not less than 30 m from the boundary of a *lot* zoned other than RU or M.

Height of Buildings and Structures

- #4859
30/05/11 204.5 Except as provided for in Section 104.5
- 1) The *height* of a *single family dwelling* shall not exceed 9 metres.
 - 2) The *height* of all other *buildings and structures* not used for *agricultural* or *farm* purposes shall not exceed 9 metres or 2 *storeys*, whichever is lesser.

Parking and Loading

- 204.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 204.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

- #2845
25/06/90 204.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.