D.4.0 RURAL DESIGNATION

The Rural designation applies to lands designated Rural on Schedule D – Rural Land Use Designations. While these lands are characterized as having lower capability for agriculture due to a range of factors, the intent of this Plan is to protect and maintain agricultural uses as the primary and predominant land use and to protect farm operations from incompatible forms of development so as to preserve these lands for agricultural use.

4.1 Permitted Uses

Uses permitted in the Rural designation are limited to the uses permitted in Section D.2.0, Agriculture Designation of this Plan, other resource-based rural uses and institutional uses serving the rural community as follows:

4.1.1 Resource-Based Commercial and Resource-Based Industrial Uses are permitted provided the following conditions are met:

a) The use must be directly related to and require a location on or in close proximity to a rural resource. Permitted resource-based commercial and resource-based industrial uses shall include kennels, commercial tree farms, retail greenhouses and nurseries, cement/concrete production, commercial water-taking, and sawmills; (OPA 5)

b) The use shall not adversely impact surrounding agricultural uses or existing farm operations. Where non-farm development is proposed on lands used for agriculture it must be demonstrated, to the satisfaction of the City, that no reasonable alternative exists and the need and demand for the use at the proposed location is justified for the amount of land proposed based on existing undeveloped lands available for development in Rural Settlement Areas designation and the Urban Area;

c) Any new or expanded use proposed within 500 metres of a designated Rural Settlement Area or an estate residential development recognized as a site-specific policy area by this Plan shall provide evidence to the satisfaction of the City that there are no negative effects on the Rural Settlement Area or the estate residential development with respect to noise, vibration, lighting, traffic, and ground water;

d) The development shall be compatible with surrounding land uses and the rural landscape; and

e) A Zoning By-law amendment and Site Plan approval shall be required to permit the use and address appropriate setbacks, building size and location, parking, lighting, drainage, buffering, screening and landscaping, and any other matters.

4.1.1.1 The severance of a lot for existing resource-based commercial and existing resource-based industrial uses may be considered in accordance with Section F.1.14.2, Lot Creation policies of this Plan. (OPA 5)
4.1.1.2 In addition to the above policies, specific resource-based uses shall be subject to added criteria as set out below. (OPA 5)

a) Commercial water-taking for bottling and bulk transport uses, requiring the issuance of a Permit to Take Water under provincial statute that involve the taking of water in excess of 50,000 litres per day for commercial sale, shall require hydrogeological studies to ensure the quality and quantity of ground and surface water available to other users of the aquifer are maintained and to address any impacts on natural heritage system features and functions prior to approval of a Zoning By-law amendment for the size and location of buildings and other facilities associated with the use.

b) Resource-based recreation and tourism uses including campgrounds, golf courses, trailer parks, and similar seasonal or tourism-based accommodations, and recreational/open space uses shall only be considered in the Rural designation by amendment to this Plan to obtain an appropriate land use designation permitting the proposed use, and subject to the criteria of Section D.4.1.1 b) to e).

c) Where a tree farm or nursery proposes the sale of goods and materials that are not grown and produced on site, and do not conform to the criteria for small scale retailing of agricultural products set out in Section D.2.1.3.2 c) of the Agriculture designation, a Zoning By-law amendment and a Site Plan approval shall be required to place the subject property in a site-specific zone that specifically regulates the type of retail uses permitted, including the area of the site and buildings that may be used for retail/display purposes, appropriate setbacks, building size and location, parking, loading, road access, lighting, drainage, buffering, screening and landscaping, and any other matters.

d) Retail greenhouses and retail nurseries are uses that involve the sale of plants, goods and materials that may or may not be grown and produced on site, and do not conform to the criteria for small scale retailing of agricultural products set out in Section D.2.1.3.2 c) of the Agriculture designation. Retail greenhouses and retail nurseries may be permitted provided the retail use shall be located on the same lot and operated in conjunction with an agricultural use and shall be subject to the following conditions:

i) A Zoning By-law amendment shall be required to place the subject property in a site-specific zone that specifically identifies the type of retail facility permitted, including the area of the site and buildings that may be used for retail/display purposes, and to address any other matters;

ii) Site Plan approval shall be required to address appropriate building location, parking, road access, lighting, drainage, buffering, screening and landscaping, and any other matters; and

iii) On-site storm water management shall be required as a condition of development.
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4.1.2 Agriculture-Related Uses may serve more than one on farm operation in accordance with the Zoning By-law regulations provided for the various uses. (OPA 9)

4.1.3 Institutional uses serving the rural community are permitted provided the following conditions are met:

a) The institutional use must be primarily related to and directly serving the needs of the rural population. Permitted rural institutional uses shall be limited to schools, school bus depots, small scale places of worship, rural community centres, and residential care facilities; and

b) The use shall be subject to the policies of Section D.4.1.1 b) to e).

4.1.4 Aside from the agricultural-related uses permitted in Section D.2.1.2, an agricultural fairground may also be permitted provided the conditions of Section D.4.1.1 c) to e) are met.

4.2 Other Provisions

4.2.1 Lands designated Rural shall not be redesignated for uses not permitted by the policies of this Plan.

4.2.2 Development proposed within a provincial plan area identified on Schedule A – Provincial Plans, shall comply with Section C.1.0, Provincial Plans, of this Plan.

4.2.3 Development shall comply with Sections D.2.2.3 and D.2.2.4 of this Plan.

4.3 Prohibited Uses (OPA 9)

4.3.1 The following uses shall be prohibited on properties identified as Vulnerable Area 1 on Schedule G – Source Protection – Vulnerable Areas:

a) Waste Disposal sites under Part V of Environmental Protection Act that include the following activities:

i) Storage, treatment and discharge of mine tailings;

ii) Land farming of petroleum refining waste;

iii) Storage of polychlorinated biphenyl (PCB) waste;

iv) Storage of hazardous waste;
v) Application of untreated septage to land; and
vi) Injection of liquid waste into a well.

b) Hazardous waste management facility;
c) Waste management facility;
d) Salt storage facility that can accommodate 5,000 tonnes and greater;
e) Snow storage facility greater than 1 ha in size;
f) Motor vehicle service station; and
g) Motor vehicle collision repair establishment.

4.3.2 The following uses shall be prohibited on properties identified as Vulnerable Area 2 on Schedule G – Source Protection – Vulnerable Areas:

a) Waste Disposal sites under Part V of Environmental Protection Act that include the following activities:
   i) The injection of liquid waste into a well; and
   ii) Application of untreated septage to land.

b) waste disposal facility.

4.3.3 The following uses shall be prohibited on properties identified as Vulnerable Area 3 on Schedule G – Source Protection – Vulnerable Areas:

a) Waste Disposal sites under Part V of Environmental Protection Act that include the application of untreated septage to land.