

#### 4.1 RURAL RESIDENTIAL ZONES (RR 1, RR 2, RR 3)

**Information Note:** *The purpose of the Rural Residential Zone is to provide regulations for the residential use and agricultural use of land within a rural setting.*

The regulations in the tables in this Section apply to land in the Rural Residential 1 (RR 1), Rural Residential 2 (RR 2) and Rural Residential 3 (RR 3) Zones, as indicated by the column headings.

##### 4.1.1 Permitted Uses of Land, Buildings and Structures

- (1) In addition to the *uses* permitted in Section 3.2 of this Bylaw, the following *uses, buildings* and *structures* and no others are permitted in the Rural Residential 1 (RR 1), Rural Residential 2 (RR 2) and Rural Residential 3 (RR 3) Zones:

	RR 1	RR 2	RR 3
<b>Principal Uses of Land, Buildings and Structures</b>			
<i>Dwelling</i>	♦	♦	♦
<i>Agriculture</i>	♦	♦	♦
<i>Horticulture</i>	♦	♦	♦
<i>Domestic Agriculture</i>	♦	♦	♦
<i>Stable</i>	♦	♦	♦
<i>Kennel</i>	♦	♦	♦
<b>Accessory Uses of Land, Buildings and Structures</b>			
<i>Uses accessory to principal uses</i>	♦	♦	♦
<i>Home occupation use subject to Part 3</i>	♦	♦	♦
<i>Portable Saw Mill on lots 2 ha and larger</i>	♦	♦	♦
<i>Mini-storage on lots 2 ha and larger</i>	♦	♦	♦
<b>Permitted Buildings and Structures</b>			
<i>Dwelling, detached</i>	♦	♦	♦
<i>Buildings and Structures accessory to permitted uses</i>	♦	♦	♦

##### 4.1.2 Size, Siting and Density of Permitted Uses, Buildings and Structures

- (1) Subject to Part 3, *uses, buildings* and *structures* in the RR 1, RR 2 and RR 3 zones must comply with the following regulations regarding size, siting and density.

	RR 1	RR 2	RR 3
<b>Lot Coverage</b>			
Maximum combined <i>lot coverage</i> of all <i>buildings</i> and <i>structures</i> calculated as follows: 100 m <sup>2</sup> plus 3.5% of <i>lot area</i> to a maximum of 1500 m <sup>2</sup>	◆	◆	◆
<b>Number of Units and Site Areas</b>			
Maximum number of <i>dwellings</i> on any <i>lot</i>	1	1	1
Maximum number of accessory <i>buildings</i> on any <i>lot</i> for each 0.2 <i>ha</i> of <i>lot area</i> or portion thereof, plus one, subject to Part 3.	1	1	1
Maximum number of accessory <i>buildings</i> on any <i>lot</i> that may be used for <i>home occupation use</i> for each 0.2 <i>ha</i> of <i>lot area</i> or portion thereof.	1	1	1
<b>Height</b>			
Maximum <i>height</i> of a permitted <i>building</i> or <i>structure</i> (metres)	9	9	9
<b>Setbacks</b>			
Minimum <i>setback</i> from all <i>lot lines</i> (metres)	7.5	7.5	7.5
<i>Portable saw mill use</i> shall not be sited within 30 metres of any <i>watercourse</i> or lake	◆	◆	◆
Where <i>portable saw mill use</i> abuts a lot where <i>dwelling use</i> is a permitted use, <i>portable saw mill use</i> shall not be sited within 25 metres of and <i>lot line</i>	◆	◆	◆
<b>Conditions of Use</b>			
<i>Portable saw mill use</i> is subject to terms and conditions established by business licence	◆	◆	◆

#### 4.1.3 Subdivision and Servicing Requirements

- (1) The regulations in this Subsection apply to the *subdivision* of land under the Land Title Act or the Strata Property Act for the Rural Residential 1, Rural Residential 2 and Rural Residential 3 *zones*.

	RR 1	RR 2	RR 3
<b>Lot Areas for the Creation of New Lots through Subdivision</b>			
Minimum average <i>lot area</i> ( <i>ha</i> ) without community water system	-	4	2
Minimum <i>lot area</i> for individual <i>lots</i> ( <i>ha</i> ) without community water system	4	2	1

#### 4.1.4 Exceptions in Particular Locations

On those lands in the RR 1, RR 2 and RR 3 zones that are identified on Schedule "B" by RR 1, RR 2 and RR 3 followed by a letter in brackets, the following additional regulations or where there is a conflict within Section 4.1 the following replacement regulations apply.

- (1) *Zone Variation – RR 1(a)*
  - (a) The maximum number of *dwelling units* shall be one *dwelling unit* per 2 *ha.* of *lot area*.
  
- (2) *Zone Variation – RR 1(b)*

A neighbourhood club house, swimming pool, playground, tennis courts and non-commercial boat storage are permitted *uses*.
  
- (3) *Zone Variation – RR 1 (c)*
  - (a) *Agriculture use* and *horticulture use* is limited to *lots* 1 hectare (2.47 acres) and larger.  
Minimum setback from an interior side lot line is 3.0 metres.
  
- (4) *Zone Variation – RR 1(d)*
  - (a) The minimum lot area for the creation of new lots through subdivision shall be 16 ha *with minimum service level of individual septic tank and either spring, individual well or surface water licence*.
  
- (5) *Zone Variation – RR 3(a)*
  - (a) The maximum number of *dwelling units* shall be one *dwelling unit* per 2 *ha.* of *lot area*.