
SECTION 5.1 – RR1 ZONE - RURAL 1

Permitted Uses

5.1.1 Land, buildings and structures in the RR1 zone shall be used for the following purposes only:

(1) On parcels less than one hectare the permitted uses are:

- (a) one single family dwelling;
- (b) one secondary suite;
- (c) agriculture
- (d) bed and breakfast
- (e) uses permitted in section 3.2;

(2) On parcels one hectare or greater, the additional permitted uses are:

- (a) one cottage, or a second dwelling unit to create a duplex,
- (b) garden nursery;
- (c) home industry;

(3) On parcels two hectares or greater the additional permitted uses are:

- (a) a second single family dwelling;
- (b) campground;
- (c) horse riding academy, boarding stable and indoor riding arena;
- (d) storage of no more than 4 licensed vehicles or pieces of heavy equipment associated with the logging or construction industries;

(4) On parcels four hectares or greater the additional permitted uses are:

- (a) open land recreation of a non-commercial nature and non-motorized open land commercial recreation, excluding buildings and structures used for commercial purposes;
- (b) portable wood manufacturing plants, provided such manufacturing is not located within 150 metres of a property line;
- (c) a single fully enclosed building for light industry provided that:
 - (i) there is no storage outside of an enclosed building;
 - (ii) no such building shall exceed 10 metres in height;
 - (iii) the required setback from all parcel lines is 30 metres;
 - (iv) the floor area of such a building shall not exceed 200 square metres;

(5) On parcels eight hectares or greater the additional permitted uses are:

- (a) two additional dwellings;
- (b) golf courses.

- (6) On parcels 10 hectares or greater in the RR1 ZONE, (excluding the RR1_{TA} and RR1_{LUC} Sub Zones) the additional permitted uses are:

- (a) Cannabis production facility provided that:

- (i) no such building shall exceed 10 metres in height.

(Amendment Bylaw 1307-2014)

Site Specific Uses

- 5.1.2 (1) In addition to the uses permitted in section 5.1, water bottling plant is a permitted use on District Lots 2220 and 2549, LLD.

- (2) (a) In addition to the uses permitted in section 5.3, staging area for commercial helicopter operations including helicopter landing area, helicopter storage, fuel storage, and vehicle parking is permitted on Block A, DL 1158, LLD.

- (b) Uses permitted under section 2(a) shall be subject to the following:

- (i) The staging area shall be used during the Pemberton Meadows area helicopter skiing operating season of February and March only;
- (ii) The model of helicopter used from the staging area shall only be a Bell 407 model or similar 'medium-sized' (6 passenger or less) model;
- (iii) Temporary fuel storage on the property shall be located a minimum of 25 metres from helicopter landing and storage areas.

(Amendment Bylaw No. 1010)

- (3) (a) On the 0.8 hectare parcel of unsurveyed Crown land with the central coordinates of Easting - 521548 and Northing - 5589565, 2.2 kilometers up the Birkenhead Forest Service Road, as outlined on Schedule A, which is attached to and forms part of this bylaw, commercial use of the land for the purposes of backcountry tourism guest staging is permitted, including fuel storage and vehicle parking.

- (b) Uses permitted under section 5.2(3)(a) shall be subject to the following:

- (i) Notwithstanding other provision of Sections 5.1 and 5.3, single family dwelling, *secondary suite*, *agriculture*, and *bed and breakfast*, are not permitted.
- (ii) Fuel storage on the property shall meet the standards specified in the Hazardous Waste Regulation (*Environmental Protection Act*) to provide protection from spills, vandalism, and fire hazard.

(Amendment Bylaw No. 1038)

- (4) In addition to the uses permitted in section 5.1, a bed and breakfast is a permitted use on the following addresses:

PID 023-379-031 Lot 21, DL 1544, Plan KAP56537, LLD

PID 018-464-980 Lot 1, DL 1250, Plan KAP50751, LLD

PID 026-446-341 Lot A, DL 2679, Plan KAP79248, LLD

PID 001-608-916 Lot 8, DL 2679, Plan 33675, LLD

(Amendment Bylaw No. 1609)

Resource Management (RR1_{RM}) Sub Zone

5.1.3 (1) In addition to the uses permitted in section 5.1, the following uses are permitted in the Resource Management RR1_{RM} sub zone:

- (a) establishment, management, and harvesting of the forest cover for timber and other forest products and values;
- (b) auxiliary uses necessary for the establishment, management, and harvesting of the forest cover for timber and other forest products and values, providing it does not involve the construction of permanent buildings for accommodation;
- (c) extraction of raw materials from the land, including crushing and screening activities, but excluding any further processing activities;
- (d) motorized open land commercial recreation excluding:
 - (i) buildings and structures, and
 - (ii) aircraft landing facilities used for commercial purposes;
- (e) temporary construction camps operated by or on behalf of a government agency, utility company or construction company for the temporary accommodation of its employees provided the method by which sewage is to be disposed of is satisfactory to the Medical Health Officer and provided that such temporary construction camps shall be removed at the completion of the project for which it was constructed;
- (f) water, fisheries and wildlife resource management purposes.
- (g) backcountry tourism guest staging is permitted where:
 - (i) no building over 10m² is constructed;
 - (ii) the staging area is not within 1000 m of a residence, except a residence on the same parcel; and,
 - (iii) the staging area is not within the lands identified as "Backcountry Tourism Guest Staging Buffer" on Schedule A to Bylaw 1039, 2007.

(Amendment Bylaw No. 1039)

5.1.4 (2) Site Specific Uses

- (a) In addition to the uses permitted in Section 5.3 (1), 'kennel' is a permitted use on the area of crown land to the east of Hwy 99, three kilometres north of the Green River rail crossing, as shown on Schedule A, which is attached to and forms part of this bylaw;
- (b) No component of the operation shall be visible from Highway 99
- (c) Signage, or commercial use of the kennel beyond the dog sledding operation, is prohibited.

(Amendment Bylaw No. 932)

- (d) On the parcel legally described as that parcel of tract of land in the vicinity of Faceless Mountain, Lillooet District, containing 0.36 hectares, more or less, located at 50.593119, -123.08698 (latitude/longitude) on the Peak of Faceless Mountain, the additional permitted uses are:

- Private communications site and communications tower.

(Amendment Bylaw No. 1633)

Land Use Contract (RR1_{LUC}) Sub Zone

- 5.1.5 (1) Notwithstanding the provisions of the Rural 1 zone, land in the Land Use Contract RR1_{LUC} sub zone is subject to the provisions of the particular land use contract applicable to the land.
- (2) In the event of conflict between provisions of a land use contract and these zoning regulations, the provisions of the land use contract apply.

Tourist Accommodation (RR1_{TA}) Sub Zone

- 5.1.6 (1) In addition to the uses permitted in section 5.1, the following uses are permitted in the Tourist Accommodation (RR1_{TA}) sub zone:
- (a) temporary tourist accommodation of not more than 10 guests during periods when the dwelling is not occupied for residential purposes.
- (2) Licensed facilities for serving or sales of alcoholic beverages are not a permitted use in conjunction with temporary tourist accommodation.

Campgrounds

- 5.1.7 The maximum number of campsites or recreational vehicle sites in a campground is 20.

Dwellings Per Parcel

- 5.1.8 (1) No more than two dwellings, one of which may include a secondary suite, may be located on a parcel one hectare or greater, but less than eight hectares.
- (2) No more than four dwellings, one of which may include a secondary suite, may be located on parcels greater than eight hectares.
- (3) In the Rural 1 – Rural Residential (single dwelling) sub zone, no more than one dwelling (including a secondary suite) may be located on a parcel less than two hectares.
(Amendment Bylaw No. 850)

Floor Area for Non-Residential Buildings and Uses

- 5.1.9 (1) The total combined floor area on a parcel of
- (a) horse riding academies, boarding stables; and indoor riding arenas;
- (b) non-commercial buildings associated with open land recreation uses;
- (c) buildings associated with campgrounds or golf courses; or
- (d) portable wood manufacturing plants
- shall not exceed 100 square metres.
- (2) The maximum combined floor area for buildings used in a cannabis production facility shall be 2,500 square metres.
(Amendment Bylaw 1307-2014)

Siting Requirements

- 5.1.10 (1) No structure shall be located within 7.5 metres of a parcel line.
- (2) No cannabis production facility shall be located within 15 metres of a parcel line.
(Amendment Bylaw 1307-2014)

Parcel Coverage

- 5.1.11 The parcel coverage of all buildings and structures shall not exceed 15 percent except where the parcel is 2000 square metres or less the parcel coverage shall not exceed 35 percent.

Parcel Area

- 5.1.12 (1) The minimum parcel area in the Rural 1 RR1 zone shall be two hectares.
- (2) The minimum parcel area in the Rural Residential (RR1_{Res}) and Rural Residential (single dwelling) (RR1_{Res(sd)}) sub zone shall be one hectare. *(Amendment Bylaw No. 850)*
- (3) The minimum parcel area in the Resource Management RR1_{RM} sub zone shall be 40 hectares.
(Amendment Bylaw No. 1036)
- (4) The minimum parcel area for a cannabis production facility shall be 10 hectares.
(Amendment Bylaw 1307-2014)

Parking

- 5.1.13 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 4 of this Bylaw.