

4.1 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 RR 1, RR 2 and RR 3 Zones:

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

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*:

Lot Coverage	RR 1	RR 2	RR 3
Maximum combined <i>lot coverage</i> of all <i>buildings</i> and <i>structures</i> calculated as follows: 100 m ² plus 3.5% of <i>lot area</i> to a maximum of 1500 m ²	♦	♦	♦
Number of Units and Site Areas			

Maximum number or primary <i>dwelling</i> s on any <i>lot</i>	1	1	1
Maximum number of accessory <i>building</i> s 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>building</i> s 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
Height			
Maximum <i>height</i> of a permitted <i>building</i> or <i>structure</i> (metres)	9	9	9
Setbacks			
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>	♦	♦	♦
Conditions of Use			
<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 RR 1, RR 2, and RR 3 *Zones*:

Lot Areas for the Creation of New Lots through Subdivision	RR 1	RR 2	RR 3
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)*
 - (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.
 - (b) 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*.
- (6) *Zone Variation – RR 3(b)*
 - (a) The minimum average *lot area* shall not apply.
- (7) *Zone Variation – RR 3(c)*
 - (a) The minimum average *lot area* shall be 1 ha.
- (8) *Zone Variation – RR 3(d)*
 - (a) The maximum number of dwelling units shall be one dwelling unit per 2 ha. of lot area.
 - (b) The minimum lot size shall be 8 ha.
- (9) *Zone Variation – RR 1(e)*
 - (a) One caretaker's residence of up to 100 square metres *floor area* shall be permitted in addition to the provision for one dwelling on any lot.
- (10) *Zone Variation – RR 1(f)*
 - (a) The minimum *lot area* for individual *lots* without a community water system shall be 3.5 ha.
- (11) *Zone Variation – RR 3(e)*
 - (a) Despite Section 3.57.3, the maximum floor area for a detached secondary suite shall be 132 sq. m.
 - (b) The minimum setback from the east property line for a detached secondary suite shall be 3 metres