

8.2 A2 : Rural – Large Holdings

8.2.1 Purpose

The purpose is to provide a **zone** for large rural parcels and agricultural **uses**, as well as other complementary **uses** suitable in an agricultural setting.

8.2.2 Primary Uses

- agriculture
- aquaculture
- care centre, major (*requires a Secondary Use Development Permit*)
- emergency protective services
- farmers' market
- greenhouses and plant nurseries
- single detached housing
- stables and riding academies
- utility services, minor impact

8.2.3 Secondary Uses

- agricultural or garden stands
- agricultural dwellings, additional
- animal clinics, minor
- animal clinics, major
- bed and breakfast homes (in single detached housing only) or agri-tourist accommodation
- boarding rooms (*Bylaw 5440*)
- brewing or distilling, Class A
- care centres, minor
- forestry
- home based businesses, rural
- home based businesses, minor
- home based businesses, major
- kennels (*Bylaw 5339*)
- second kitchens
- secondary suites (*Bylaw 5339*)
- wineries and cideries

8.2.4 Subdivision Regulations

- Minimum lot width is 100.0m
- Minimum lot area is 12.0ha (30 acres)

8.2.5 Development Regulations

- There shall be no more than one **single detached house** per lot.
- Maximum **site coverage** is 10% for residential **development**, and it is 35% for **agricultural structures** except it may be increased to 75% for **greenhouses** with closed wastewater and storm water management systems.
- Maximum **height** is the lesser of 9.5m or 2.5 **storeys**, except it is 13.0m for **secondary buildings** and 16.0m for agricultural **structures**.
- Minimum **front yard** is 6.0m.
- Minimum **side yard** is 3.0m, except it is 6.0m from a **flanking street**.
- The minimum **rear yard** is 10.0m, except it is 3.0m for **secondary buildings**.

- **Buildings** housing more than 4 animals, used for **processing animal products** or for **agriculture** and **garden stands** shall be located no closer than 15.0m to any **lot line**, except no closer than 30.0m to a **lot** in **residential zones**. (*Bylaw 5339*)

8.2.6 Other Regulations

- Farm and **animal products processing** is allowed provided that a minimum of 50% of the products are produced on-site.
- When a **home based business** of any type involves the cutting and wrapping of wild game and/or the butchering of domestic meat, the **lot** must have a minimum **lot area** greater than 0.33ha (0.8 acres).
- Single wide **mobile homes** shall not be located on **lots** smaller than 2.0ha (5 acres) and double wide **mobile homes** shall not be located on **lots** smaller than 0.8ha (2 acres).
- **Major animal clinics** or **kennels** and **stables** shall not be located on parcels less than 2.0ha (5 acres).
- **Agricultural and garden stands** selling produce grown on the **site** or another **site** operated by the same producer do not have a maximum area. The maximum **gross floor area** of stands selling produce that is produced off-site shall be 50.0m². For **sites** within the **Agricultural Land Reserve**, the maximum **gross floor area** of agricultural and garden sales for produce off-site shall be lesser of 33% of the total floor area of the **agricultural or garden stand** or 50.0m².
- Retail sales and other **uses** are subject to the *BC Agricultural Land Commission Act* and regulations where in the **ALR**.
- **Agri-tourist accommodation** shall not be located on **lots** smaller than 2.0ha (5 acres) in size and shall not exceed 10 bedrooms, campsites or recreational **vehicle pads**.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development**, **yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific **use** regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7. Lands within the **ALR** may also be affected by additional regulations of the *Agricultural Land Commission*.
- As per Section 4.10.2 - All **buildings** and **structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B". (*Bylaw 5440*)