

9.1 RR : Rural Residential

9.1.1 Purpose

The purpose is to provide a **zone** for country residential **development**, and complementary **uses**, on larger **lots** in areas of high natural amenity and limited urban services.

9.1.2 Primary Uses

- **greenhouses and plant nurseries**
- **single detached housing**

9.1.3 Secondary Uses

(* the following uses are subject to Secondary Use Development Permit approval prior to undertaking any development or change in use, except for care centre, minor where four (4) or less persons are being cared for) Bylaw No. 4884

- **animal clinics, major**
- **animal clinics, minor**
- **bed and breakfast homes** (in single detached housing only) (*Bylaw 5498*)
- **boarding rooms**
- **care centres, minor**
- ***group home, minor**
- **home based businesses, rural**
- **home based businesses, minor**
- **home based businesses, major**
- **second kitchens**
- **secondary suites**

9.1.4 Subdivision Regulations

- Minimum **lot width** is 40.0m.
- Minimum **lot area** is 4000m², or 10,000m² if not serviced by a **community sewer system**.
- Maximum **density** is 2.5 units per hectare (1 unit/ acre).

9.1.5 Development Regulations

- Maximum **site coverage** is 10% for residential **development**, and it is 35% for agricultural **structures** except it may be increased to 50% for **greenhouses** with closed wastewater and stormwater management systems.
- Maximum **height** is the lesser of 10.0m or 2.5 **storeys**, except it is 6.0m for **secondary buildings** and 13.0m for **secondary structures**.
- Minimum **front yard** is 7.5m.
- Minimum **side yard** is 2.0m for a 1 or 1.5 **storey** portion of a **building** and 2.3m for a 2 or 2.5 **storey** portion of a **building**, except it is 4.5m from a **flanking street**.
- The minimum **rear yard** is 7.5m, except it is 1.0m for **secondary buildings**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5m provided that one **side yard** shall have a minimum width of 4.5m.
- **Secondary buildings** housing more than 4 animals shall be located no closer than 15.0m to any **lot line**.
- The maximum **height** of any vertical wall element facing a **front, flanking or rear yard** (including **walkout basements**) is the lesser of 6.5m or 2 **storeys**, above which the **building** must be set back at least 1.2m.

- All decks, supporting posts or columns shall not exceed the lesser of 4.5m or 1 **storey** in **height**, such measurements to include the **height** of any support **structure** or **retaining wall**.

9.1.6 Other Regulations

- There shall be no more than one **single detached house** per **lot**.
- 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 acre).
- **Major animal clinics** shall not be located on parcels less than 2.0ha (5 acres).
- For **sites** within the **Agricultural Land Reserve**, the maximum **gross floor area** of **agricultural and garden stands** selling produce that is produced off-site shall be the lesser of 50.0m² or 33% of the total floor area of the **agricultural and garden stand**.
- Retail sales are subject to the *BC Agricultural Land Commission Act* and regulations.
- 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)