

8.3 AGRS – Agriculture & Rural: Small Block (Non-ALR)

8.3.1 Purpose

To allow for agricultural and rural **Uses** on smaller parcels of land in a rural setting outside of ALR boundaries where high natural amenity exist and urban services are limited.



8.3.2 Permitted Uses

Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
<i>Housing</i>		
Small Scale Housing	●	
<i>Commercial</i>		
Animal Services	●	
Campsite		●
Light Manufacturing		●
Home Based Business		●
Outdoor Entertainment		●
Short-term Rental Accommodation		●
Temporary Storage		●
<i>Community</i>		
Child Care Services	●	
Housing Care Centre	●	
Special Event		●
Supportive Housing	●	
<i>Basic Services</i>		
Emergency Services	●	
Essential Utility		●
Minor Utility Services		●
<i>Agricultural</i>		
Additional Agricultural Dwelling		●
Agriculture	●	
Agricultural Stand		●



8.3.3 Density of Housing Use

The number and type of **Dwelling Units** on a **Lot** with an area indicated in the left-hand column of the following table must not exceed the number indicated in the right-hand column of the table.

Lot Area	Community Sewer System	Maximum Density
> 1 ha (2.47 ac)	No	1 Dwelling Unit , plus 1 Secondary Suite , plus 1 Accessory Dwelling Unit
< 1 ha (2.47 ac)	No	1 Dwelling Unit , plus 1 Secondary Suite
Any Lot Area	Yes	1 Dwelling Unit , plus 1 Secondary Suite , plus 1 Accessory Dwelling Unit

8.3.4 Subdivision Lot Area and Dimensions

Minimum **Lot Width**: 40 m

Minimum **Lot Area**: 2 ha (4.94 ac)

8.3.5 Siting and Size of Buildings

Uses, Buildings and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street, Lot, Laneway** or **Alley**, according to the character of the **Building** or **Structure** described in the left-hand column of the table, and **Buildings** and **Structures** must not exceed the **Height** indicated in the right-hand column of the table.

Uses, Buildings & Structures	Minimum Setback Abutting a:			Max. Height
	Street	Lot	Laneway or Alley	
Dwelling Units & seasonal accommodation for farm workers	6.0 m	3.0 m	6.0 m	11.0 m
Accessory Buildings & Structures	6.0 m	3.0 m	3.0 m	8.0 m
Accessory Dwelling Unit	6.0 m	3.0 m	3.0 m	8.0 m
Agricultural Buildings & Structures	6.0 m	3.0 m	3.0 m	16.0 m
Confined livestock areas & Buildings or Structures housing animals	15.0 m Abutting a housing zone: 30.0 m	15.0 m Abutting a housing zone: 30.0 m	15.0 m Abutting a housing zone: 30.0 m	16.0 m
Kennels and stables	15.0 m	15.0 m	15.0 m	16.0 m



8.3.6 Development Regulations

- .1 Kennels and stables are not permitted on **Lots** with areas of less than 2.0 ha.
- .2 Maximum **Site Coverage**:

Use	Maximum Site Coverage
Housing Uses including Accessory Buildings & Structures	10%
Agricultural Buildings & Structures	35%
Greenhouses and nurseries with closed wastewater & stormwater management systems	75%