

## RURAL RESOURCE I ZONE

### PERMITTED USES

2.8.0 In a Rural Resource I Zone the following uses of land, buildings and structures are permitted:

- (a) agriculture, horticulture, silviculture, poultry raising, animal and stock raising, **keeping of kennels**, fur farming, bee-keeping, or any or all of such uses;
 

Added Sept 24, 1984 – Bylaw No. 283, 1984
- (b) extracting of raw materials from the land, including the preliminary grading, cutting or crushing of materials provided that no further processing is permitted on the site, except where the product is regulated by the Mines Regulation Act or is to be used on the premises;
- (c) single-family and two-family dwellings and independent mobile homes on individual parcels;
- (d) professional practice, homecraft or occupation provided that the use is conducted by the resident and does not:
  - (i) create a nuisance by reason of sound, sight or smell;
  - (ii) involve material or products that produce inflammable or explosive vapors or gases under ordinary temperatures;
- (e) parks, playgrounds, and outdoor recreational facilities excluding buildings of a commercial nature;
- (f) open land recreational uses, including golf courses, bowling green, toboggan and ski runs, dude ranches, stables and ancillary uses thereto, but excluding amusement parks and auto racing circuits;
- (g) campsites/campgrounds;
- (h) public utility buildings and structures, with no exterior storage of any kind, and no garage for the repair and maintenance of equipment;
- (i) garbage dump (refuse disposal sites) operated and maintained by the regional district, municipality or an improvement district, provided that the location of the site in respect of water courses and air pollution has the approval of the authority having jurisdiction;
- (j) 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;
  - (i) **buildings and structures accessory to the uses permitted in clauses (a), (b), (c), (e), and (g).**

Amended Apr 25, 1983 – Bylaw No. 218, 1981

- (k) public use

Added Apr 25, 1983 – Bylaw No. 218, 1981

**STANDARDS**

## 2.8.1

1. Except as otherwise provided, every use of land and every building or structure permitted in a Rural Resource I Zone shall conform with the provisions of sections 2.8.2 to 2.8.8 inclusive.
2. Residential uses permitted in clause (c) of section 2.3.0 shall conform with the provisions of Residential I Zone except section 2.2.3;
3. Campsites are subject to the provisions of the "Campsite Regulation" adopted pursuant to the Health Act.

**MINIMUM PARCEL AREA**

Amended Apr 25, 1983 - Bylaw No. 218, 1981

## 2.8.2

1. The minimum **parcel area** required is 8.09 hectares except in the case of uses permitted in clause (h) of section 2.8.0;

Amended Apr 25, 1983 - Bylaw No. 218, 1981

2. On parcels in Rural Resource I Zone that are shown on a plan duly filed in the Land Registry Office prior to the Passing of this Bylaw, which have less than the minimum area required in subsection (1) may be used for any of the uses permitted in a Rural Resource I Zone provided the method by which sewage is to be disposed of is approved in writing by the Medical Health Officer or such other person designated by him.

*20 acres*

**BUILDINGS PER PARCEL**

## 2.8.3

1. Not more than one residential building containing dwelling unit or units or one (1) mobile home shall be located on a parcel of less than 8.09 hectares.
2. Not more than two (2) residential buildings containing dwelling unit or units or two mobile homes containing dwelling unit shall be located on a parcel of 8.09 hectares or over.

**FLOOR AREA**

2.8.4 The minimum floor area for a dwelling unit is 46.45 sq. metres .

**SETBACK AND HEIGHT**

Amended Apr 25, 1983 - Bylaw No. 218, 1981

## 2.8.5

1. No building or structure or mobile home or part thereof except a fence shall be located within 7.62 metres of any perimeter lot lines.
2. Notwithstanding subsection (1) in the case of a parcel that is subject to the provisions of section 2.8.2 (2) and is less than .81 hectares, no building or structure or mobile home or part thereof, except a fence shall be located within 7.62 of a front lot line and 4.57 metres of other lot lines.

3. **In addition to any other requirement in this bylaw, on parcels within 457.2 metres of any classified airport, no buildings or structures or part thereof except a fence shall be located within 50 metres of the airport site.** (Added Apr.25/1983, Bylaw # 218, 1981)

Added Apr 25, 1983 – Bylaw No. 218, 1981

4. **No Building or structure shall exceed 9.14 metres in height.**

Added Apr 25, 1983 – Bylaw No. 218, 1981

### **BUFFER AREAS**

#### 2.8.6

1. Buffer Areas are required for all uses in Rural Resource I Zone permitted by clauses (b) and (i) of section 2.8.0. Such buffers shall be maintained on all parcel boundaries as provided for hereunder, except that where a parcel abuts a right of way or easement for public or quasi-public purposes, which is contiguous with a highway, such right of way or easement may be deemed to be within the parcel for purposes of establishing the buffer area.
2. The depth of buffer required in the case of uses permitted by clause (b) section 2.8.0 shall be 30.48 metres and in the case of uses permitted by clause (i) shall be 60.96 metres.
3. Within a buffer area
  - (i) no building or structure may be erected or placed, except a fence, a wall, or in the case of that part of the buffer area contiguous with the highway, identification signs;
  - (ii) no garbage disposal area and no vehicle parking area shall be located;
  - (iii) except where danger or a road is involved, no plant material may be removed, nor may any substance of which land is composed be deposited or removed except as part of a recognizable beautification scheme;
  - (iv) the only roads permitted in the buffer areas are those which cross it as close to right angles as practicable and connect directly with the road system contained within the remainder of the parcel.

### **SPECIAL PROVISIONS**

#### 2.8.7

1. No drinking or feeding trough, no manure pile, and no enclosure or structure for housing animals or for the storage of feed, bedding and such materials shall be closer than 22.86 metres to any property line or dwelling.
2. All structures, pens, runs, enclosures and manure piles shall in addition be located to the satisfaction of the Medical Health Officer in respect of all nearby wells, lakes, streams and springs or other bodies of water which in his opinion could suffer contamination therefrom.

**STORAGE**

- 2.8.8 No parcel shall be used for the wrecking or storage of derelict vehicles or as a junkyard and no person shall permit any derelict vehicle or junk to remain on the parcel he is occupying.

**PARKING**

- 2.8.9 Off street parking shall be provided in accordance with the provisions of sections 3.1.0 and 3.1.1.

## RURAL RESOURCE II ZONE

Added Apr 25, 1983 – Bylaw No. 218, 1981

### 2.9.0 PERMITTED USES

In Rural Resource II Zone, the use of land, buildings and structures is restricted to those uses as set out in Section 2.8.0 – Rural Resource I Zone.

### 2.9.1 STANDARDS

Except as otherwise provided in this Section, every use of land and every building or structure permitted in Rural Resource II Zone shall conform with the provisions of Rural Resource I Zone, Sections 2.8.0 to 2.8.9 inclusive except Section 2.8.2.

### 2.9.2 PARCEL AREA

- (1) The minimum parcel area required is 2.02 hectares except in the case of uses permitted in Clause (h) of Section 2.8.0
- (2) On parcels in Rural Resource II Zone that are shown on a plan duly filed in the Land Titles Office prior to the passing of this bylaw which have less than the minimum area required in subsection (1) may be used for any of the uses permitted in a Rural Resource I Zone provided the method by which sewage is to be disposed of is approved in writing by the Medical Health Officer or such other person designated by him.