

# 10.0 RURAL

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## 10.1 RESOURCE AREA ZONE (RA)<sup>cxliv</sup>

### 10.1.1 Permitted Uses:

#### Principal Uses:

- a) airstrips;
- b) agriculture, subject to Section 7.23;
- c) cemeteries;
- d) educational facility;
- e) equestrian centre;
- f) forestry;
- g) natural resource extraction;<sup>cxlv</sup>
- h) outdoor recreation;<sup>cxlvi</sup>
- i) packing, processing and storage of farm and off-farm products;
- j) single detached dwelling or mobile home;
- k) veterinary establishments;

#### Secondary Uses:

- l) accessory dwelling, subject to Section 7.11;<sup>cxlvii</sup>
- m) bed and breakfast operations, subject to Section 7.19;
- n) home industries, subject to Section 7.18;
- o) home occupations, subject to Section 7.17;
- p) kennels, subject to Section 7.25;
- q) retail sales of farm and off-farm products, subject to Section 7.24; and
- r) secondary suite, subject to Section 7.12;<sup>cxlviii</sup>
- s) accessory buildings and structures, subject to Section 7.13.

### 10.1.2 Site Specific Resource Area (RAs) Provisions:

- a) see Section 17.1

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<sup>cxliv</sup> Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

<sup>cxlv</sup> Amendment Bylaw No. 2783, 2018 – adopted April 19, 2018.

<sup>cxlvi</sup> Amendment Bylaw No. 2788, 2018 – adopted October 4, 2018.

<sup>cxlvii</sup> Amendment Bylaw No. 2785, 2020 – adopted February 20, 2020.

<sup>cxlviii</sup> Amendment Bylaw No. 2785, 2020 – adopted February 20, 2020.

**10.1.3 Minimum Parcel Size:**

- a) 20.0 ha;
- b) 60.0 ha when a parcel is situated within the “Radio Frequency Interference Area” as shown on Schedule ‘3’ to this bylaw; or<sup>cxlix</sup>
- c) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

**10.1.4 Minimum Parcel Width:**

- a) Not less than 25% of the parcel depth

**10.1.5 Maximum Number of Dwellings Permitted Per Parcel:<sup>cl</sup>**

- a) one (1) principal dwelling unit.
- b) the number of secondary suites or accessory dwellings permitted per parcel to a maximum of one (1) secondary suite permitted per parcel, and the total gross floor area of all secondary suites and accessory dwellings permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES OR ACCESSORY DWELLINGS	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES AND ACCESSORY DWELLINGS PER PARCEL
Less than 8.0 ha	1	90 m <sup>2</sup>
8.0 ha to 11.9 ha	2	180 m <sup>2</sup>
12.0 ha to 15.9 ha	3	270 m <sup>2</sup>
Greater than 16.0 ha	4	360 m <sup>2</sup>

- c) Despite Section 10.1.5(b), for parcels situated within the Agricultural Land Reserve (ALR), the maximum number of secondary suites or accessory dwellings permitted per parcel under Section 10.1.5(b) in excess of one (1) secondary suite or accessory dwelling per parcel are permitted only to the extent that a “non-adhering residential use” approval from the Agricultural Land Commission (ALC) has been granted for such secondary suites or accessory dwellings.
- d) despite Sections 10.1.5(b), for parcels situated within the “Radio Frequency Interference Area” as shown on Schedule ‘3’ to this bylaw, the maximum number of all secondary suites, accessory dwellings or mobile homes shall not exceed one (1).

**10.1.6 Minimum Setbacks:**

- a) Buildings and structures:

<sup>cxlix</sup> Amendment Bylaw No. 2777, 2017 – adopted January 4, 2018.

<sup>cl</sup> Amendment Bylaw No. 2785, 2020 – adopted February 20, 2020.

- i) Front parcel line: 10.0 metres
  - ii) Rear parcel line: 9.0 metres
  - iii) Interior side parcel line: 4.5 metres
  - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.1.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:<sup>cli</sup>
  - i) Front parcel line: 15.0 metres
  - ii) Rear parcel line: 15.0 metres
  - iii) Interior side parcel line: 15.0 metres
  - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.1.6(a), incinerators or compost facility:
  - i) Front parcel line: 30.0 metres
  - ii) Rear parcel line: 30.0 metres
  - iii) Interior side parcel line: 30.0 metres
  - iv) Exterior side parcel line: 30.0 metres

**10.1.7 Maximum Height:**

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

**10.1.8 Maximum Parcel Coverage:**

- a) 35% for parcels less than 2,500 m<sup>2</sup> in area;
- b) 20% for parcels greater than 2,500 m<sup>2</sup> and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
  - i) 5%; and
  - ii) 75% for greenhouse uses.

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<sup>cli</sup> Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.