

PART 8 - AGRICULTURE RURAL RESIDENTIAL

8.1 DESCRIPTION OF ZONES

Zone	Abbreviation	Intent of Zone
Rural Resource	AR1	This zone provides agriculture and rural uses on larger lots without urban services.
Urban Reserve	AR2	This zone provides for agriculture and residential uses on large rural lots, with limited urban services and provides for the preservation of land for future development.

8.2 PERMITTED USES

8.2.1 The uses listed in the following table shall be permitted where indicated with a 'P' within the corresponding zone, subject to the conditions of use specified:

Use	Zones		Conditions of Use
	AR1	AR2	
Agriculture	P	P	Roadside stands for agriculture or horticulture products grown on the lot are permitted, provided they do not exceed a Gross Floor Area of 30m ² .
Animal Shelter	P	P	
Animal Training	P	P	The total Gross Floor Area of all buildings used for animal training shall not exceed 200m ² per lot.
Boarding Kennels	P	--	No more than 65 dog enclosures (runs or cages) or dogs permitted per lot.
Campgrounds	P	--	No person shall occupy a campground for more than 90 days per calendar year, with the exception of the campground owner or manager. No accessory building or structure shall be placed on a camping space. The minimum average camping space shall not be less than 100m ² .
Golf Course	P	--	The total Gross Floor Area of all buildings used for a golf course accessory office, retail pro shop, restaurant or banquet area shall not exceed 800m ² . A golf course shall contain no less than 9 holes and the average hole yardage shall be no less than 165 yards.
Horse Stable	P	P	
Mobile Home	P	P	
Pet Daycare	P	P	The total Gross Floor Area of all buildings used for pet daycare shall not exceed 200m ² .
Single Residential Dwelling	P	P	

(4500.002; 2011-OCT-02)

P = Permitted use

-- = Use not permitted in this zone

8.2.2 The uses listed in the following table shall be permitted as an accessory use where indicated with an 'A' within the corresponding zone, as per the conditions of use specified:

Use	Zones		Conditions of Use
	AR1	AR2	
Boarding and Lodging	A	A	Shall not exceed two sleeping units and shall not accommodate more than two persons.
Convenience Store	A	--	An accessory convenience store is permitted where a campground use exists provided the Gross Floor Area of the store does not exceed 33m ² .
Daycare	A	A	Subject to the regulations contained in Part 6 of this Bylaw.
Home Based Business	A	A	
Office	A	--	An accessory office is permitted where a campground use exists provided the Gross Floor Area of the office does not exceed 33m ² .
Restaurant	A	--	An accessory restaurant is permitted where a campground use exists, provided the combined Gross Floor Area of the restaurant and convenience store does not exceed 50m ² .
Secondary Suite	A	A	Subject to the regulations contained in Part 6 of this Bylaw.
Short-Term Rental	A	A	Subject to Part 6

(4500.002; 2011-OCT-02) (4500.073; 2015-MAR-16) (4500.186; 2022-FEB-07)

A = Use Permitted as an Accessory Use
 -- = Not a Permitted Use

8.3 DENSITY

8.3.1 The following table specifies the maximum allowable number of units permitted per lot for each zone. Where applicable, the number of camping spaces permitted per hectare is regulated within the campground density column.

Zone	Residential Density	Campground Density
AR1	One single dwelling or mobile home. One additional dwelling unit may be permitted where the lot area is greater than 0.4 hectares.	No more than 30 camping spaces per hectare of land.
AR2	One single dwelling or mobile home. One additional dwelling unit may be permitted where the lot area is greater than 0.4 hectares.	Not a permitted use.

8.3.2 Notwithstanding 8.3.1, where a lot contains more than one dwelling unit neither dwelling unit may be subdivided or otherwise strata titled from the other dwelling unit.

8.4 LOT SIZE AND DIMENSIONS

8.4.1 The following table specifies the minimum lot size, minimum lot frontage and minimum lot depth of all agricultural residential lots within the corresponding zone:

Zone	Minimum Lot Size	Minimum Lot Frontage	Minimum Lot Depth
AR1	2 hectare	15m	45m
AR2	1 hectares	15m	45m

(4500.002; 2011-OCT-03) (4500.031; 2012-DEC-03)

8.4.2 Notwithstanding Subsection 8.4.1, where the lot is not serviced by a community water system the minimum lot area shall be 2 hectares.

8.5 SITING OF BUILDINGS

8.5.1 The following table identifies the distance a principal building must be set back from the lot line specified within each respective yard area within the each zone:

Zone	Front Yard	Side Yard	Flanking Side Yard	Rear Yard
AR1 and AR2	7.5m	3m	4.5m	7.5m

8.5.2 Notwithstanding Subsection 8.5.1, buildings, structures, cages, enclosures, runs or pens used for the keeping of animals, drinking or feeding troughs or manure piles shall not be located less than 15m from all lot lines. Mushroom growing, boarding kennels, animal training or bee, swine, or mink keeping uses shall be setback at least 30m from all lot lines.

8.5.3 In addition, buildings, structures, cages, enclosures, runs or pens, as outlined in Subsection 8.5.2., shall 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 or her opinion could suffer contamination wherefrom.

8.5.4 Notwithstanding Subsection 8.5.1., where the lot is used as a campground, all yard setbacks shall be 7.5m.

8.5.5 Notwithstanding Subsection 8.5.1., general provisions in Part 6 of this Bylaw for the siting of buildings near watercourses will also apply.

8.6 SIZE OF BUILDINGS

8.6.1 The maximum lot coverage, excluding farm buildings, shall not exceed 20% of the lot area.

8.6.2 The height of a principal building, not including farm buildings, shall not exceed 9m.