

Part 8: RL-1 Rural Zone

Purpose

The purpose of this zone is to permit activities associated with agricultural, forestry, recreational, and resource uses, and to provide for a rural environment.

8.1 Permitted Uses

In the RL-1 zone, subject to s.8.1.1, the following uses are permitted on a *parcel* and all others are prohibited:

Principal Uses

- (a) *one single family dwelling* with or without a *secondary suite*, or one *duplex*, or one *manufactured home*;
- (b) *agricultural and horticultural use* subject to livestock limitations set out in s. 3.24 of this Bylaw;
- (c) *intensive agricultural use* on *parcels* 16 ha or larger;
- (d) *forestry practice use*;
- (e) *processing of aggregate materials*;
- (f) *open land recreation*;
- (g) aircraft landing field;
- (h) *golf course*;
- (i) *cemetery, school*, and community hall;
- (j) alcoholic beverage production and processing; and
- (k) storage of explosives.

Accessory Uses

The following uses are only permitted subject to a principal use existing on the *parcel*:

- (l) *home based business*;
- (m) *rustic guest ranch*;
- (n) riding stable;
- (o) *pet breeding and kennel use*;
- (p) *accessory building*; and
- (q) *bed and breakfast*.

Notwithstanding the preceding permitted uses, any use of a *parcel* in the ALR is subject to the provisions of the Agricultural Land Commission Act, the regulations thereto and the Orders of the Commission and may or may not be permitted on a *parcel*.

8.1.1 Permitted Uses – Site Specific

In the RL-1 zone, the following uses are permitted on a site specific basis only:

- (a) *full service guest ranch* and *resort* in the case of the District Lot 4948, Lillooet District (Jesmond, BC);
- (b) *campground* and outdoor *assembly uses* in the case of District Lot 166, Kamloops Division Yale District except: (1) Part lying south and east of Plan A215 (2) Plans A215, 10584, 23191, 25206, 25510 and 26688;
- (c) outdoor *assembly use* including an amphitheatre in the case of the North ½, Section 4, Township 91, Kamloops Division Yale District except: (1) Part lying south and east of the Kettle Valley Railway Company Right-of-Way shown on Plan A215 (2) Plan A215 (3) Plan KAP59518;
- (d) *full service guest ranch* and *resort* limited to a *lodge* facility containing 20 strata *rentable units* and ancillary commercial uses in the case of Lot A, District Lots 1750 and 1751, Lillooet District, Plan 39819 except Plan 40865 (Big Bar Lake, BC);
- (e) full service guest lodge and *resort* in the case of District Lot 2624, Lillooet District, except Plan KAP61862 (Loon Lake, BC);
- (f) *campground* in the case of District Lot 61, Kamloops Division Yale District except Plans H928 and KAP69133 (Barriere, BC);
- (g) *campground* in the case of That Part of District Lot 166 shown on Plan A215, Kamloops Division Yale District (south of Merritt, BC);
- (h) *full service guest ranch* in the case of District Lot 5314, Lillooet District (9550 Eagan Lake Road, northeast of 70 Mile House, BC) consisting of approximately 30 hectares;
- (i) sport shooting range with ancillary club house facilities in the case of approximately 27.25 hectares of unsurveyed Crown land in the vicinity of Fishtrap Mountain, Kamloops Division Yale District (Gorman Lake Forest Service Road, west of Barriere, BC);
- (j) traveller accommodation units and restaurant use in the case of Strata Lots 35, 36, and 37, each of DL 209 & Sec 33, Twp 95, KDYD Strata Plan KAS3883 (PIDs: 028-640-918, 028-640-926, and 028-640-934), at 6349 & 6351, 6345 & 6347, and 6341 & 6343 Stagecoach Trail, Quilchena (Sagebrush Golf and Sporting Club); and
- (k) tourist commercial uses, used in conjunction with agricultural uses, limited to bakery, restaurant/deli, amusement devices and rides, picnic area and minor retail in the case of 2540 Cariboo Highway No. 97, north of Cache Creek (legally described as District Lot 1071, KDYD and That Part of District Lot 102, Group 2 shown on Plan B3407, Kamloops Division Yale (formerly Yale-Lytton) District.

- (l) campground in the case of Lot 5, District Lot 1371, Kamloops Division Yale District Plan 5153; except Plans H558, H11093, 36378 and 37616. (1480 Old N. Thompson Hwy, Blackpool, BC).
- (m) *institutional uses* in the case of Block A, Section 28, Township 19, Range 24, W6M, KDYD; Legal Subdivision 16, Section 21, Township 19, Range 24, W6M, KDYD; and Block A, Section 22, Township 19, Range 24, W6M, KDYD (south of Ashcroft).
- (n) *full-service guest ranch and campground* in the case of South West ¼, District Lot 2888, Kamloops Division Yale District, Except Parcel A (DD 229834F) and Plans KAP65937 and KAP74767 (5565 Clearwater Valley Rd, Wells Gray, BC).
- (o) light industrial activities including ancillary shipping containers, heavy equipment storage, and an administration office in the case of a portion of District Lot 129, Kamloops Division Yale District (2182 Settlers Road)

8.2 **Parcel Size**

The minimum *parcel* size shall be 4 hectares except for uses permitted under:

- (a) s.8.1 (c) where the minimum *parcel* size shall be 16 hectares; and
- (b) s.8.1 (i) where no minimum *parcel* size shall be required.

8.2.2 **Parcel Size – Site Specific**

- (a) The minimum *parcel* size for a *single family dwelling* in the case of Block A, District Lot 8439, Lillooet District and Lot 3, District Lots 1405 and 1423, Lillooet District, Plan 13442 (Sharpe Lake, BC) are 1 hectare and 2 hectares.

8.3 **Setbacks**

8.3.1 The *front setback* shall be 6 metres.

8.3.2 The *side setback* shall be 2.4 metres, unless the side lot abuts a road where it shall be 4.5 metres.

8.3.3 The *rear setback* shall be 6 metres, except in the case of an *accessory building* where it shall be 2.4 metres.

8.3.4 To qualify the preceding, a *building* that complies with BC Building Code Spatial Separation Requirements having no openings or vents and non-combustible construction may reduce the minimum 2.4 metres setback to 1.5 metres.

8.3.5 Notwithstanding s.8.3.1, 8.3.2, and 8.3.3, a *building, livestock pen, containment basin* or the composting of organic matter involved with any *intensive agricultural use* shall be set back a minimum of:

- a) 300 metres from an established residence on a *parcel* not in the AF-1, RL-1, or C-6 Zones; and
- b) 15 metres from a public road.



- 8.3.6 Notwithstanding s.8.3.1, 8.3.2, and 8.3.3, a *livestock* pen and containment basin used for *intensive agricultural use* shall be set back a minimum of 90 metres from the *natural boundary* of a lake, river, stream, or other body of water.
- 8.3.7 Notwithstanding s.8.3.1, 8.3.2, and 8.3.3, industrial equipment used for *forestry practice use* that has the potential to create noise, dust, vibration, odours or nuisance shall be set back a minimum of:
- a) 300 metres from an established residence in any zone; and
 - b) 60 metres from a public road.
- 8.3.8 Notwithstanding s.8.3.1, 8.3.2, and 8.3.3, a *building* or equipment used for the *processing of aggregate materials* shall be set back a minimum of 300 metres from an established residence in any zone.

8.4 Conditions of Use

- 8.4.1 All *livestock* pens used in *intensive agricultural use* shall be designed to allow shallow ditching to collect runoff from each pen and shall slope to an impervious containment basin, and shall be designed so that runoff water from areas surrounding the pens shall be diverted away from the pens.
- 8.4.2 A *rustic guest ranch* permitted as an *accessory use* shall be subject to the following conditions:
- a) the *parcel* on which the use is to be located shall be classified as a 'Farm' under the Assessment Act and shall be contiguous and ancillary to the principal bona-fide horse, cattle or other animal ranching use operated on 64 or more hectares of land;
 - b) the use shall not be permitted on a *parcel* which is contiguous to a rural residential development of two or more *parcels* having a minimum *parcel* size of 4 hectares or less; and
 - c) accommodation is limited to a maximum of 10 *sleeping units* and shall not include a *campground* or *recreational vehicle* use.
- 8.4.3 *Parcels* used for *open land recreation* and parks and playgrounds shall be kept in their natural state except where modifications are necessary to facilitate outdoor recreation.
- 8.4.4 Storage of explosives is subject to the provisions of the Federal Explosives Act and the regulations thereto.