

5.18 RURAL 1 (RR 1) ZONE

5.18.1 USES PERMITTED

No person shall, within any RR 1 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RR 1 uses, namely:

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(a) **RESIDENTIAL USES:**

- i) a single-family residential dwelling; or
- ii) a two-family residential dwelling unit / duplex; or
- iii) One (1) secondary suite and must be subordinate to a single-family residential dwelling, or
- iv) One (1) carriage house and must be subordinate to a single-family residential dwelling, or
- v) One (1) secondary dwelling and must be subordinate to a single-family residential dwelling, or
- vi) a temporary dwelling unit in conjunction with a single-family residential dwelling.

(b) **NON-RESIDENTIAL USES:**

- i) a community facility, including a community hall, fire hall, library, school, church, medical clinic or first aid station, and buildings associated with the operation and maintenance of an airplane landing strip or helicopter pad;
- ii) airplane landing strip or helicopter pad;
- iii) a public use, including public utility buildings and structures;
- iv) parks, playgrounds and outdoor recreation facilities of a non-commercial nature;
- v) a home occupation or a home industry ancillary to a permitted residential use;
- vi) bed and breakfast accommodations or rooming and boarding accommodations ancillary to a permitted residential use;
- vii) museum, historic site, or cemetery;
- viii) refuse disposal site;
- ix) kennel or animal hospital;
- x) animal incineration; provided the activity is in conformance with applicable provincial and federal legislation, ancillary to a permitted veterinary clinic or animal hospital;
- xi) Farm Retail Sales;
- xii) the processing of farm products may take place on the farm property provided that at least 50% of the farm product is produced on that farm;
- xiii) agri-tourism activities, other than accommodation, on land that is classified as a farm under the *Assessment Act*, if the use is temporary and seasonal, and promotes or markets farm products grown, raised or processed on the farm;
- xiv)

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- B/L 4181 xv) a horse boarding center, on land that is classified as a farm under the *Assessment Act*, provided that the stables do not have more than 40 stalls and the facility does not contain a racetrack licensed by the British Columbia Racing Commission;
- xvi) agricultural operations, including horticulture, silviculture, livestock, intensive livestock operation, stockyard, beekeeping and aquaculture;
- B/L 4181 xvii) slaughtering and butchering ancillary to a permitted residential use or agricultural operation, providing such slaughtering and butchering is limited to only those animals produced on the property, or conducted for personal consumption by the owner, provided the activity is in conformance with applicable provincial and federal legislation;
- B/L 4181 xviii) growing, tending and harvesting of trees produced on the property;
- B/L 4238 xix) portable sawmill, providing such activities are located no closer than 30 metres (98.4 feet) from an existing residential use on an adjacent or nearby property;
- B/L 4238 xx) Small sawmill, providing such activities, including storage areas, are located no closer than 300 metres (984 ft) from an existing residential use on an adjacent or nearby property, or if the sawmill is located in a sound proof building, may be sited so that no noise is detectable at the property boundary above ambient;
- xxi) extraction of raw materials from the land, including crushing and screening activities, but excluding any further processing activities;
- xxii) temporary construction, exploration or logging camp operated by or on behalf of a government agency or department, or by a registered company, for the temporary living accommodation of its employees, provided the method by which sewage is to be disposed of is satisfactory to the Medical Health Officer. On completion of the project concerned, the camp shall be removed and the site restored to a satisfactory condition;
- xxiii) trapping and guide camps, except main lodges;
- xxiv) ancillary buildings.

5.18.2 ZONE PROVISIONS

No person shall, within any RR 1 zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (minimum): = 4 hectares (9.88 acres)
- (b) REQUIRED YARDS (minimum):
 - i) Front Yard - Setback = 7.6 metres (24.9 feet)
 - ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)

B/L 4181 Notwithstanding the above, where abutting a lake access road the exterior side-yard setback may be reduced to 4.57 metres (15 feet).

- iii) Interior Side Yard - Setback = 7.6 metres (24.9 feet)
 - iv) Rear Yard - Setback = 7.6 metres (24.9 feet)
- B/L 4181 Notwithstanding the above, if rear or side lot line abuts a lake or watercourse, the Lake/Watercourse Setback Provisions shall apply.
- B/L 4181 (v) Notwithstanding the above, on lots where a kennel, boarding facility, animal hospital or veterinary clinic is located the required setbacks shall be as follows:
- i) Front Yard – Setback = 30 metres (98.4 feet)
 - ii) Exterior Side Yard – Setback = 30 metres (98.4 feet)
 - iii) Interior Side Yard – Setback = 30 metres (98.4 feet)
 - iv) Rear Yard – Setback = 30 metres (98.4 feet)
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- (c) LOT COVERAGE (maximum): = 15%
- (d) DWELLINGS PER LOT (maximum):
Notwithstanding the provisions of section 5.17.1(a) above, additional dwellings in conjunction with bona fide agricultural operations may be located on a lot provided the lot contains a minimum of 4 hectares (9.88 acres) for each additional dwelling.
- (e) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)
- (f) WATER FRONTAGE (minimum): = 45.5 metres (149.3 feet)
- (g) GUEST ACCOMMODATION (maximum):
Guests or visitors may be accommodated in a maximum of two recreational vehicles in conjunction with a residential use during any six month period of a calendar year, wherein the recreational vehicles shall not be rented to the guests by the owner or occupier of the lot.
- (h) ANCILLARY USES, PARKING, LOADING, ETC.:
In accordance with the provisions of Section 4.0 hereof.

5.18.3 SPECIAL RR 1 ZONES

- 5.18.3.1 Special Exception RR 1-1 Zone
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 1-1:
 - i) two detached, single-family dwellings shall be permitted.
All other provisions of the RR 1 zone shall apply.
- 5.18.3.2 Special Exception RR 1-2 Zone (4600-20-2372)
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 1-2:

- i.) Residential Uses may include two (2) temporary dwelling units in conjunction with a single-family residential dwelling; and
- ii.) The Interior Side Yard – Setback at the north property line, shall be 4.5 metres (14.76 feet).

All other provisions of the RR 1 zone shall apply.

5.18.3.3 Special Exception RR 1-3 Zone (4600-20-20120051)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 1-3:

- iv) Lot Area (minimum) = 12 hectares (29.652 acres)

All other provisions of the RR 1 zone shall apply

5.18.3.4 Special Exception RR 1-4 zone (3360-20/20150008)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 1-4:

- a) Non-residential uses shall include the following:
 - i) One RV storage building with a maximum of 15 bays and a maximum area of 423 square metres
 - ii) A storage yard with a maximum area of 0.731 ha

The following provision shall also apply:

- a) The storage yard will be screened from Highway 97 with a 2 metre (6.56 feet) high berm with vegetative screen or tight board fence, well maintained and not used for advertising, display purposes or the posting of notices.