

9.4. RURAL RESIDENTIAL LARGE PARCEL ZONE (RU4)

.1 Purpose

To accommodate rural, agricultural and residential uses on parcels of land that are 4 ha or greater.

.2 Principal Uses, Buildings and Structures

- (a) Agriculture, general
- (b) Agriculture, intensive
- (c) Alcohol production facility in ALR only
- (d) Cannabis production facility in ALR only
- (e) Greenhouse or plant nursery
- (f) Kennel, service on parcels larger than 4 ha
- (g) Modular home
- (h) Riding stable on parcels 2 ha or greater
- (i) Single detached dwelling
- (j) Veterinary clinic

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Agricultural retail sales
- (c) Agricultural worker dwelling
- (d) Agri-tourism
- (e) Agri-tourism accommodation
- (f) Bed and breakfast
- (g) Care facility, minor
- (h) Carriage house (may be subject to ALC regulations)
- (i) Home based business, major
- (j) Kennel, hobby
- (k) Portable saw mill or portable shake mill on parcels 8 ha (19.8 ac) or greater
- (l) Secondary suite
- (m) Short term accommodation
- (n) Retail sales of farm products or processed farm products

.4 Site Specific Uses, Buildings and Structures - *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	4.0 ha (9.9 ac)
(b)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
i.	Single detached dwelling and modular home	Only 1 single detached dwelling or only 1 modular home per parcel
ii.	Agricultural worker dwelling	Subject to Section 3.22

iii.	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage:	
i.	For all uses, buildings and structures other than a greenhouse	10%
ii.	Greenhouse	50% less the parcel coverage of all other uses, buildings and structures
(e)	Maximum building height is 15.0 m (49.2 ft) except for the following:	
i.	Single detached dwelling and modular home	12.0 m (39.4 ft)
ii.	Agricultural worker dwelling	9.5 m (31.2 ft) to a maximum of 3 storeys
iii.	Buildings used as part of a farm operation as defined in the <i>Farm Practices Protection Act</i>	15.0 m (49.2 ft)
iv.	Accessory buildings and structures	8.0 m (26.2 ft)
v.	Carriage house	7.0 m (23.0 ft)
SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary	6.0 m (19.7 ft)
ii.	Rear parcel boundary	9.0 m (29.5 ft)
iii.	Interior parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for the first 9.0 m (29.5 ft) of building height for an alcohol production facility and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5ft)
iv.	Exterior side parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for the first 9.0 m (29.5 ft) of building height for an alcohol production facility and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5ft)
v.	A1 Zone or ALR	Subject to Section 3.25
vi.	Watercourses	Subject to Section 3.27
(g)	Despite 9.4.5(f), the following uses, buildings and structures shall be sited at least the distance indicated in the right-hand column below, opposite the feature indicated in the middle column, from any parcel boundary:	
i.	Intensive agriculture and cannabis production facility	100.0 m (328.1 ft)
ii.	Buildings housing animals (other than intensive agriculture), kennel, riding stable and greenhouse	15.0 m (49.2 ft)
iii.	Cannabis production facility	30.0 m (98.4 ft) except it is 60.0 m (196.9 ft) from any P zone

.6 Other Regulations - Reserved

10.5. SINGLE DETACHED RESIDENTIAL ZONE (R1)

.1 Purpose

To accommodate low density single detached residential use on parcels of land that are 550 m² and larger.

.2 Principal Uses, Buildings and Structures

- (a) Single detached dwelling

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
 (b) Bed and breakfast
 (c) Care facility, minor
 (d) Carriage House
 (e) Home based business, major
 (f) Secondary suite
 (g) Short term accommodation

.4 Site Specific Uses, Buildings and Structures

- (a) On Lot 1, DL 581 ODYD, Plan 44004, Except Plans KAP48178 & KAP53981 (address unassigned, Gregory Road): vineyard and one single detached dwelling/caretakers residence

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	550 m ² (5,920.2 ft ²)
(b)	Minimum usable parcel area	330 m ² (3,552.1 ft ²)
(c)	Minimum parcel frontage	16.0 m (52.5 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
i.	Single detached dwelling	1 per parcel
ii.	Secondary suite and carriage house	Only 1 secondary suite or 1 carriage house per parcel
(e)	Maximum parcel coverage	40%
(f)	Maximum building height:	
i.	Single detached dwelling	10.0 m (32.8 ft) to a maximum of 3 storeys
ii.	Accessory buildings and structures	5.0 m (16.4 ft)
iii.	Carriage house	7.0 m (23.0 ft)
SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft)
		6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
		4.5 m (14.8 ft) for a garage or carport having vehicular entry from the front provided that a minimum of 6.2 m (20.3 ft) is maintained from back of curb or edge of sidewalk
ii.	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
iii.	Interior side parcel boundary or private access easement, whichever is closer	1.5 m (4.9 ft) except it is 3.0 m (9.8 ft) from a private access easement
iv.	Exterior side parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
v.	A1 Zone or ALR	Subject to Section 3.25

.6 Other Regulations – Reserved