

4.6.9A

SRD 447

**RURAL RESIDENTIAL COMMUNITY ONE
(RCC—1)**

i) PERMITTED PRINCIPAL USES

- a) On any lot:
 - 1) Residential use;
 - 2) Agricultural uses;
 - 3) Public utility use;
 - 5) Low impact recreation; and
 - 6) Park.

- b) On any lot 8 hectares (19.76 acres) or larger:
 - 1) Equestrian Centre and associated uses and public events.

ii) PERMITTED ACCESSORY USES

- b) On any lot:
 - 1) Equestrian supplies and services;
 - 2) Tack and farm gate sales;
 - 3) Accessory buildings;
 - 4) Home Occupations; and
 - 5) Bed and Breakfast.

- b) On any lot 8 hectares (19.76 acres) or larger:
 - 1) Small bandsaw sawmills provided the use is limited to sites not exceeding 1000 square metres.

iii) CONDITIONS OF USE

- a) Nothing shall be permitted which is or can become an annoyance or nuisance to any person who believes their interest in property is affected, including the surrounding residents and general public, by reason of unsightliness, odour emission, dust, noise, smoke, or electrical interference, excluding agricultural or equestrian uses.

b) Dog kennels, dog rearing or grooming operations or swine operations shall not be permitted.

c) **Residential use is limited to:**

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- 1) On any lot size: One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit; or
- 2) On any lot over 4 Hectares (9.87 acres):
 - a. Two (2) Single Family Dwellings and one (1) Secondary Suite per Single Family Dwelling.

iv) **FLOOR AREA REQUIREMENTS**

The maximum combined gross floor area of all accessory buildings shall not exceed 1900 square metres (20,000 square feet) or 10% of the lot area, whichever is less.

v) **SITING OF BUILDINGS AND STRUCTURES**

- b) Except where otherwise specified in this bylaw, no building or structure shall be located within:
- 1) 7.5 metres (24.6 feet) of that portion of a front lot line or rear lot line;
 - 2) 3.5 metres (11.48 feet) of a side lot line or that portion of a front lot line that does not abut a public road right-of-way and
 - 3) Minimum separation between single family dwellings - 15 metres (49.21 feet) on the same lot.
- c) No accessory building shall be located in any required yard and be located a minimum of 3.5 metres (11.48 feet) from any other building or structure.
- d) Other specifications include:
- 1) If a side lot line abuts a public right-of-way, refer to Section 4.5.5(f).
 - 2) If the lot is located at the intersection of two public road rights-of-way, refer to Section 4.5.5(e) and (f).
 - 3) If the lot abuts a river, lake, sea or any other watercourse, refer to Section 4.5.5(a)(1-3).
 - 4) For any exceptions to siting, refer to Section 4.5.6(a).

vi) **LOT COVERAGE**

The maximum lot coverage of all buildings and structures, shall not exceed 20% of the lot area.

vii) SUBDIVISION REQUIREMENTS

- a) **Minimum lot area:** 2 hectares (4.94 acres)
- b) **Minimum lot frontage:** 10% of the perimeter of the lot

END - RRC-1