# 310 – Rural Residential Zone (RR)

(B/L 3249-2022, 3246-2022, 3670-2025)

RR

**Intent:** To accommodate Single Detached Dwellings and Agricultural Uses on large Lots in a rural setting

## **310.1 Permitted Uses** (3249-2022, 3246-2022, 3670-2025)

### Permitted Uses Table for RR Zone\*

### **Principal Uses**

- .1 Agricultural Use
- .2 Residential Care
- .3 Resource Processing
- .4 Single Detached Dwelling
- .5 Supported Housing

### Accessory to an Agricultural Use

.6 Farm Retail Sales

### **Accessory to a Single Detached Dwelling**

- .7 Short-Term Rental Accomodation
- .8 Boarding
- .9 Coach House
- .10 Home Occupation Level 3, on a Lot outside the Agricultural Land Reserve
- .11 Home Occupation Level 4, on a Lot within the Agricultural Land Reserve
- .12 Breeding and Boarding Kennel
- .13 Secondary Suite

#### \*Editorial Note

Permitted Uses are subject to conditions set out in sections 140 and 310.6

### 310.2 Site Specific Permitted Uses

n/a

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# RR

# 310.3 Development Regulations (B/L 3246-2022)

| Developmen  | t Regulations Table for RR Zone   |
|---|---|
| Column I  | Column II   |
| .1 Density (maximum)  | n/a   |
| .2 Minimum Setbacks<br>(Front Lot Line)   | <ul> <li>a. Principal Building – 7.5 m</li> <li>b. Coach House – 7.5 m</li> <li>c. Accessory Building or Structure – 7.5 m</li> </ul>   |
| .3 Minimum Setbacks<br>(Rear Lot Line)  | <ul> <li>a. Principal Building – 7.5 m</li> <li>b. Coach House – 7.5 m</li> <li>c. Accessory Building or Structure – 1.0 m</li> </ul>   |
| .4 Minimum Setbacks<br>(Interior Side Lot Line)   | <ul> <li>a. Principal Building – 7.5 m</li> <li>b. Coach House – 7.5 m</li> <li>c. Accessory Building or Structure – 1.0 m</li> </ul>   |
| .5 Minimum Setbacks<br>(Exterior Side Lot Line)   | <ul> <li>a. Principal Building – 7.5 m</li> <li>b. Coach House – 7.5 m</li> <li>c. Accessory Building or Structure – 4.5 m</li> </ul>   |
| .6 Minimum Setbacks<br>between Buildings  | <ul> <li>a. Between Principal Building and Accessory Building or Structure (other than Coach House) – 1.5 m</li> <li>b. Between Principal Building and Coach House – 6.0 m</li> <li>c. Between Coach House and other Accessory Building or Structure – 1.5 m</li> <li>d. Between Two Accessory Buildings or Structures – 1.5 m</li> </ul> |
| .7 Minimum Setbacks for<br>Agricultural Use, Farm<br>Retail Sales, and<br>Breeding and Boarding<br>Kennel (B/L 3246-2022) | The Setback provisions of section 210.4 contained in the A1 zone shall apply  |
| .8 Height (maximum)   | <ul> <li>a. Principal Building – 9.5 m or three<br/>Storeys, whichever is less</li> <li>b. Coach House or Accessory Building or<br/>Structure – 7.5 m or two Storeys,<br/>whichever is less</li> </ul>  |
| .9 Height for Agricultural<br>Use, Farm Retail<br>Sales, and Breeding<br>and Boarding Kennel<br>(maximum)                 | a. The provisions of 210.3.2 contained in the A1 Zone shall apply. (B/L 3246-2022)  |
| .10 Lot Coverage<br>(maximum)   | a. 10%  |

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## 310.4 Subdivision Regulations

| Subdivision Regulations Table for RR Zone |                     |
|---|---------------------|
| Column I                                  | Column II           |
| .1 Lot Size (minimum)                     | a. 4.0 ha           |
| .2 Lot Width (minimum)                    | a. 25% of Lot Depth |
| .3 Lot Depth (minimum)                    | n/a                 |

### 310.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-Street parking.

### **310.6 Conditions of Use** (B/L 3246-2022)

- .1 Agricultural Use shall comply with the provisions of section 210.8 contained in the A1 Zone, as applicable.
- .2 Farm Retail Sales shall comply with the provisions of section 210.9 contained in the A1 Zone.
- .3 A Coach House shall only be permitted on a Lot that is greater than 0.4 hectares in area.
- .4 A Coach House or Secondary Suite shall:
  - a. be limited to one such Use per Lot and to a maximum floor area of 90 m² or 40% of the Net Floor Area of the Single Detached Dwelling to which it is Accessory, whichever is less; and
  - b. not be operated where there is a Residential Care, Supported Housing or Boarding Use on the Lot.

#### **Editorial Note**

The ALC Act limits the size of a single detached dwelling in the ALR, subject to some exceptions. See Zoning Bylaw section 140 for regulations applicable to ALR house size and accessory buildings.

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