

# 320 – Country Residential Zone (CR)

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

# CR

**Intent:** To accommodate Single Detached Dwellings and Agricultural Uses on large Lots

## 320.1 Permitted Uses (B/L 3246-2022)

Permitted Uses Table for CR Zone*
<b>Principal Uses</b> <ul style="list-style-type: none"><li>.1 Agricultural Use</li><li>.2 Residential Care</li><li>.3 Single Detached Dwelling</li><li>.4 Supported Housing</li></ul>
<b>Accessory to an Agricultural Use</b> <ul style="list-style-type: none"><li>.5 Farm Retail Sales</li></ul> <b>Accessory to a Single Detached Dwelling</b> <ul style="list-style-type: none"><li>.6 Bed and Breakfast</li><li>.7 Boarding</li><li>.8 Coach House</li><li>.9 Home Occupation - Level 3, on a Lot outside the Agricultural Land Reserve</li><li>.10 Home Occupation - Level 4, on a Lot within the Agricultural Land Reserve</li><li>.11 Breeding and Boarding Kennel</li><li>.12 Secondary Suite</li></ul>
<b>* Editorial Note</b> Permitted Uses are subject to conditions set out in sections 140 and 320.6

## 320.2 Site Specific Permitted Uses

n/a

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## 320.3 Development Regulations

Development Regulations Table for CR Zone	
Column I	Column II
.1 Density (maximum)	n/a
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 7.5 m b. Coach House – 7.5 m c. Accessory Building or Structure – 7.5 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 7.5 m b. Coach House – 7.5 m c. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 7.5 m b. Coach House – 7.5 m c. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 7.5 m b. Coach House – 7.5 m c. Accessory Building or Structure – 4.5 m
.6 Minimum Setbacks between Buildings	a. Between Principal Building and Accessory Building or Structure (other than Coach House) – 1.5 m b. Between Principal Building and Coach House – 6.0 m c. Between Coach House and other Accessory Building or Structure – 1.5 m d. Between two Accessory Buildings or Structures – 1.5 m
.7 Minimum Setbacks for Agricultural Use, Farm Retail Sales, and Breeding and Boarding Kennel (B/L 3246-2022)	a. The Setback provisions of section 210.4 contained in the A1 zone shall apply
.8 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Coach House or Accessory Building or Structure – 7.5 m or two Storeys, whichever is less
.9 Height for Agricultural Use, Farm Retail Sales, and Breeding and Boarding Kennel (maximum)	a. The provisions of 210.3.2 contained in the A1 Zone shall apply. (B/L 3246-2022)
.10 Lot coverage (maximum)	a. 15%

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## 320.4 Subdivision Regulations

Subdivision Regulations Table for CR Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 2.0 ha
.2 Lot Width (minimum)	a. 25% of Lot Depth
.3 Lot Depth (minimum)	n/a

## 320.5 Landscaping and Off-Street Parking

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

## 320.6 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 m<sup>2</sup> 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.