

335 – Suburban Residential Hobby Farm Zone (SRH) (B/L 3249-2022)

SRH

Intent: To accommodate Single Detached Dwellings on suburban Lots with small scale hobby farming.

335.1 Permitted Uses

Permitted Uses Table for SRH Zone	
Principal Uses	
.1	Residential Care
.2	Single Detached Dwelling
.3	[Repealed; B/L 3249-2022]
Accessory Uses	
.4	Accessory Produce Sales
.5	Bed and Breakfast
.6	Boarding
.7	Coach House
.8	Hobby Farm Agriculture
.9	Home Occupation Level 3
.10	Secondary Suite

335.2 Site Specific Permitted Uses

n/a

335.3 Development Regulations

Development Regulations Table for SR-AG Zone	
Column I	Column II
.1 Density (maximum)	a. n/a
.2 Minimum Setbacks (Front Lot Line)	a. Single Detached Dwelling – 6.0 m b. Coach House – 6.0 m c. Accessory Building or Structure – 6.0 m d. Hobby Farm Agricultural Building – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Single Detached Dwelling – 7.5 m b. Coach House – 7.5 m c. Accessory Building or Structure – 1.0 m d. Hobby Farm Agricultural Building – 7.5 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Single Detached Dwelling – 1.8 m b. Coach House – 1.8 m c. Accessory Building or Structure – 1.0 m d. Hobby Farm Agricultural Building – 3.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Single Detached Dwelling – 4.5 m b. Coach House – 4.5 m c. Accessory Building or Structure – 4.5 m d. Garage with driveway access across Exterior Side Lot Line – 6.0 m e. Hobby Farm Agricultural Building – 4.5 m

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.6 Minimum Setbacks between Buildings	a. Between Single Detached Dwelling and Accessory Building or Structure (other than Coach House)	1.5 m
	b. Between Coach House and Accessory Building or Structure	
	c. Between two Accessory Buildings or Structures	
	d. Between Single Detached Dwelling and Coach House	6.0 m
	e. Between Single Detached Dwelling and Hobby Farm Agricultural Building	
	f. Between Coach House and Hobby Farm Agricultural Building	
	g. Between Hobby Farm Agricultural Building and wells	30 m
.7 Height (maximum)	a. Single Detached Dwelling – 9.5 m or three Storeys, whichever is less b. Coach House, Accessory Building or Structure, or Hobby Farm Agricultural Building – 7.5 m or two Storeys, whichever is less	
.8 Lot Coverage (maximum)	a. 20%	

335.4 Subdivision Regulations

Subdivision Regulations Table for SR-AG Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 0.4 ha
.2 Lot Width (minimum)	a. 25% of Lot Depth
.3 Lot Depth (minimum)	n/a

335.5 Landscaping and Off-Street Parking

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

335.6 Conditions of Use

- .1 A Coach House shall only be permitted:
 - a. On a Lot that is greater than 0.4 hectares in area; and
 - b. If a Lot is located within the Agricultural Land Reserve, subject to approval from the Agricultural Land Commission.
- .2 A Coach House or Secondary Suite shall:

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- a. Be limited to one such use per Lot and to a maximum Floor Area of 90m² 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 Use, Supported Housing Use or Boarding Use on the Lot. (B/L 3249-2022)
- .3 A Hobby Farm Agricultural Use shall:
- a. Not include the keeping of roosters (limited to chicken hens); and
 - b. Be suitably confined to prevent trespass by those animals listed in the definition of Hobby Farm Agriculture (excluding bees) on adjacent properties and roads.