

RR1 – RURAL RESIDENTIAL

5.9 The purpose of this zone is to provide for low density development of a rural character, with larger *lots*, serviced by on-site sewage disposal field.

5.9.1 Permitted usesPrincipal Uses

Agriculture, except for *intensive agricultural uses*
Aviary
Kennel
Single family dwelling

Accessory Uses

Bed and breakfast
Home occupation
Secondary suite
Supportive housing

Site Specific Uses

A second *single family dwelling*, or a *two-family dwelling*

5.9.2 Site Development Regulations

Minimum <i>Lot Area</i>	4000 m ²	(0.988 ac)
Minimum <i>Frontage</i>	40 m	(131.2 ft)
Maximum <i>Coverage</i>	33%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	7.5 m	(24.6 ft)
<i>Rear yard</i>	9 m	(29.5 ft)
<i>Side yard</i>	3 m	(9.8 ft)
Maximum Height, <i>Principal Building</i>	10 m	(32.8 ft)
Maximum Number of <i>Principal Building Storeys</i>	2.5	
Maximum number of residential units per <i>lot</i>	2	

5.9.3 Conditions of Use

- Notwithstanding the provisions of 5.9.2, on a *corner lot*, the *side yard* by the flanking *street* must be not less than 3.5 metres (11.5 ft) wide.
- Kennels*, aviaries and greenhouses are only permitted on *lots* greater than 8,000 m² (2 acres) in size.
- For *supportive housing*, the maximum number of persons in care shall not exceed four (4).
- Notwithstanding the provisions of 5.9.1, only one of the three (3) following *accessory uses* is permitted on any *lot*: *bed and breakfast* OR *secondary suite* OR *supportive housing*.
- Lots* less than 0.4 ha (1 ac) in area shall not be *used* for the keeping of cows, goats, horses, pigeons, or other animals, except as provided for in Section 6.25 of this bylaw.
- An area of not less than 0.2 ha (.5 ac) shall be made available for the keeping of

each horse, cow, goat, sheep, or other similar animal.

5.9.4 Site Specific Uses

The following *uses* shall be permitted on a site specific basis:

<u>Use</u>	<u>Site Address</u>	<u>Site Legal Description</u>
A second single <i>family dwelling</i> , or a two- <i>family dwelling</i>	2831 Burde <i>Street</i>	Block 20, District <i>Lot</i> 139, Alberni District, Plan VIP1401A Except Plan 37251