

9.11 RCL – Low Density Country Residential

9.11.1. Purpose

To encourage a country residential lifestyle through the development of single detached dwellings and other compatible uses on residential properties.

9.11.2. Permitted Uses and Discretionary Uses

| Permitted Uses | Discretionary Uses |
|---|---|
| <ul style="list-style-type: none"> • Bed and breakfast, up to four (4) sleeping units* • Dwelling, single • Garden suite* (<i>Bylaw 39-2015 – July 7, 2015</i>) • Group home, minor • Home business, minor* • Residential sales centre* • Secondary suite* | <ul style="list-style-type: none"> • Animal breeding facility* • Care centre, intermediate • Dwelling, family care* • Home business, intermediate* • Home business, major* (where initial approval was prior to May 22, 2012) • Manufactured home • School bus parking* • Veterinary service, minor |

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

A manufactured home, singlewide is not a listed use in this district.

9.11.3. Fundamental Use Criteria

- a) The ground floor area of a garden suite shall not exceed 40% of the gross floor area of the principal dwelling or 100 m², whichever is less.
- b) The Development Authority may only approve an application for a major home business where:
 - i. the original application was approved before May 22, 2012; and
 - ii. in the opinion of the Development Authority the new application does not constitute an expansion or intensification to the operations of the original major home business.

9.11.4. Subdivision Regulations

- ~~a) The maximum density shall not exceed 50 lots per quarter section.~~
- ~~a) b) The minimum lot area is shall be 0.8 ha, except that the minimum lot area shall be 0.4 ha for parcels serviced by municipal piped water and wastewater systems.~~
- ~~b) Despite section 9.11.4.a), an increased minimum lot area may be required in accordance with the policies of the Country Residential Area Concept Plan.~~
- c) The maximum lot area shall be 42.50 ha.
- d) The minimum lot width shall be 45.0 m.
- e) The minimum lot width for an irregularly-shaped lot (e.g., a pie lot) fronting onto an internal subdivision road, shall be 30.0 m.
- ~~f) For lots registered prior to July 3, 2001, the minimum lot width shall be 60.0 m.~~
- ~~g) Lots created after the effective date of this Bylaw shall be serviced by a municipal piped water and sewer system in accordance with the Country Residential Area Concept Plan.~~
- ~~f) Where a lot does not abut an internal subdivision road the minimum length of any lot line abutting a rural road or highway shall be 100.0 m.~~

g) No new parcel shall exceed a maximum length to width ratio of 4:1.

9.11.5. Development Regulations – Principal Building

- a) The maximum height shall be 10.0 m.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 10.0 m.
- d) The minimum setback from a side lot line shall be 7.5 m.
- e) The minimum setback from a lot line with a flanking internal subdivision road shall be 10.0 m.
- f) The minimum setback from a rear lot line shall be 10.0 m.

9.11.6. Development Regulations – Accessory Buildings and Accessory Structures

- a) The maximum height shall be 6.7 m.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 10.0 m.
- d) The minimum setback from a side lot line shall be 7.5 m.
- e) The minimum setback from a lot line with a flanking road shall be 10.0 m.
- f) The minimum setback from a rear lot line shall be 10.0 m.
- g) The maximum ground floor area of a single accessory building shall not exceed 225 m² or 125 m² for lots less than 0.8 ha in size.
- h) The maximum combined ground floor area of all accessory buildings shall be 125 m² per titled acre. In no case shall the combined ground floor area of all accessory buildings on a lot exceed 375 m².
- i) All accessory buildings shall complement the principal dwelling with respect to design, colour, and exterior finish to the satisfaction of the Development Officer.

9.11.7. Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

~~9.12 RCM — Medium Density Country Residential~~

~~9.12.1. Purpose~~

- ~~To encourage a country residential lifestyle through the development of single~~
- ~~–detached dwellings within the Low Density Area of the Country Residential Area~~
- ~~–Concept Plan.~~

~~9.12.2. Permitted Uses and Discretionary Uses~~

| Permitted Uses | Discretionary Uses |
|---|---|
| <ul style="list-style-type: none"> • Bed and breakfast, up to two (2) sleeping units* • Dwelling, single • Group home, minor • Home business, minor* • Secondary suite* | <ul style="list-style-type: none"> • Garden suite* • Home business, intermediate* • Residential sales centre* |

~~Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)~~

~~9.12.3. Fundamental Use Criteria~~

- ~~a) The ground floor area of a garden suite shall not exceed 40% of the gross floor area of the principal dwelling or 68 m², whichever is less.~~
- ~~b) A garden suite shall be limited to a one (1) storey building.~~
- ~~c) Lots shall be serviced by a municipal piped water and sewer system.~~

~~9.12.4. Subdivision Regulations~~

- ~~a) The maximum density shall not exceed 50 lots per quarter section.~~
- ~~b) The minimum lot area shall be 0.2 ha.~~
- ~~c) The maximum lot area shall be 2.0 ha.~~
- ~~d) The minimum lot width shall be 25.0 m.~~
- ~~e) The minimum lot width for an irregularly shaped lot (e.g., a pie lot) fronting onto an internal cul-de-sac shall be 20.0 m.~~

~~9.12.5. Development Regulations — Principal Buildings~~

- ~~a) The maximum height shall be 10.0 m.~~
- ~~b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.~~
- ~~c) The minimum setback from the front lot line shall be 10.0 m;~~
- ~~d) The minimum setback from a side lot line shall be 7.5 m;~~
- ~~e) The minimum setback from a side lot line with a flanking internal subdivision road shall be 10.0 m.~~
- ~~f) The minimum setback from a rear lot line shall be 10.0 m.~~

~~9.12.6. Development Regulations — Accessory Buildings and Accessory Structures~~

- ~~a) An accessory building or accessory structure shall not be located in the front yard.~~
- ~~b) The maximum height shall be 6.0 m.~~
- ~~c) The minimum setback from a lot line abutting a rural road shall be 30.0 m.~~
- ~~d) The minimum setback from a side lot line shall be 3.0 m.~~
- ~~e) The minimum setback from a rear lot line shall be 3.0 m.~~
- ~~f) The maximum ground floor area for an accessory building shall be 68 m².~~
- ~~g) The maximum combined ground floor area for all accessory buildings shall be 94 m².~~

~~h) All accessory buildings shall complement the principal dwelling with respect to design, colour, and exterior finish to the satisfaction of the Development Officer.~~

~~9.12.7. **Development Regulations — Site Coverage**~~

~~a) The maximum site coverage for all buildings shall be 40%.~~

~~9.12.8. **Other Regulations**~~

~~a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.~~

Note*: References to the RCM district have been removed throughout Bylaw 6-2015

9.13 RCH – High Density Country Residential

9.13.1. Purpose

To ~~provide encourage~~ a country residential lifestyle through the development of single detached dwellings on smaller Country residential lots in accordance with an adopted Area Structure Plan located within the ~~High-Density Area of the~~ Country Residential Area Concept Plan.

9.13.2. Permitted Uses and Discretionary Uses

| Permitted Uses | Discretionary Uses |
|--|--|
| <ul style="list-style-type: none"> • Bed and breakfast, up to two (2) sleeping units* • Dwelling, single • Group home, minor • Home business, minor* • Secondary suite* | <ul style="list-style-type: none"> • Garden suite* • Home business, intermediate* • Residential sales centre* |

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.13.3. Fundamental Use Criteria

- ~~a) It is a fundamental use criterion of any of the above permitted or discretionary uses that the maximum density in the RCH Zoning District shall be one hundred twenty nine (129) parcels per quarter section (Bylaw 23-2015 – May 26, 2015).~~
- a) b) The ground floor area of a garden suite shall not exceed 40% of the gross floor area of the principal dwelling or 68 m², whichever is less.
- b) e) A garden suite shall be limited to a one (1) storey building.
- c) d) Lots shall be serviced by a municipal piped water and sewer system.

9.13.4. Subdivision Regulations

- a) The minimum lot area is shall be 0.125 ha.
- b) The maximum lot area shall be 0.42 ha.
- c) The minimum lot width shall be 25.0 m.
- d) The minimum lot width for an irregularly-shaped lot (e.g., a pie lot) fronting onto an internal cul-de-sac shall be 20.0 m.

9.13.5. Development Regulations – Principal Building

- a) The maximum height shall be 10.0 m.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 7.0 m;
- d) The minimum setback from a side lot line shall be 4.0 m;
- e) The minimum setback from a lot line with a flanking internal subdivision road shall be 7.0 m.
- f) The minimum setback from a rear lot line shall be 10.0 m.

9.13.6. Development Regulations – Accessory Buildings and Structures

- a) The maximum height shall be 6.7 m.
- b) An accessory building or accessory structure shall not be located in a front yard.
- c) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- d) The minimum setback from a side lot line shall be 3.0 m.
- e) The minimum setback from a side lot line with a flanking internal subdivision road shall be 10.0 m.

- f) The minimum setback from a rear lot line shall be 3.0 m.
- g) The maximum ground floor area for one accessory building shall be 68 m².
- h) The maximum combined ground floor area for all accessory buildings shall be 94 m².
- i) All accessory buildings shall complement the principal dwelling with respect to design, colour, and exterior finish to the satisfaction of the Development Officer.

9.13.7. **Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings shall be 40%.

9.13.8. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.