

93. CR – Country Residential District

Purpose

The purpose of this district is to provide for residential development at rural densities.

Permitted Uses	
(a) Accessory Building	(e) Housing, Modular
(b) Greenhouse, Private	(f) Housing, Single-Detached
(c) Hen License	(g) Public Utility Building
(d) Home Occupation, Minor	(h) Solar, Private - Ground Mounted
Discretionary Uses	
(a) Accessory Use	(g) Moved-On Building
(b) Bed and Breakfast Establishment	(h) Portable Storage Container
(c) Creative Architecture (per Sec 93(7))	(i) Public or Quasi-public Use
(d) Day Care Facility, Major	(j) Secondary Suite
(e) Day Care Facility, Minor	(k) Sign
(f) Livestock (per Sec 42)	(l) Wind Energy Conversion System, Private
	(m) Greenhouse, Seasonal (Bylaw 1923)

(1) Subdivision Regulations

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| (a) Minimum Lot Area: | 0.20 ha (0.5 acres) |
| (b) Maximum Lot Area: | 1.62 ha (4.0 acres) |
| (c) Density: | 5 Country Residential Parcels minimum. |

(2) Development Regulations

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| (a) Maximum Lot Coverage: | Forty (40) percent |
| (b) Maximum Height of a Principal Building: | The lesser of 10.7 m (35 ft.) or three stories. |
| (c) Maximum Height of an Accessory Building: | The lesser of 6.0 m (20 ft.) or two stories. |

(3) Siting Regulations

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| (a) Minimum Yard, Front Setback: | 41.0 m (135 ft.) from a highway. |
| (b) Minimum Yard, Front Setback: | 30.5 m (100 ft.) from a local road. |
| (c) Minimum Yard, Front Setback: | 7.6 m (25 ft.) from a property line for internal roads in a cluster development. |
| (d) Minimum Yard, Side Setback: | 7.6 m (25 ft.) |
| (e) Minimum Yard, Rear Setback: | 7.6 m (25 ft.) |

(4) Dwelling Regulations

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| (a) Minimum Gross Floor Area: | 93 m ² (1000 ft ²) |
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(5) Special Requirements

(a) Accessory buildings and uses (including satellite dishes) may be erected or placed within the yard, front at the discretion of the Development Authority.

(b) Holiday Trailer and Recreational Vehicle (RV) Restrictions:

- i. Not more than two (2) holiday trailers shall be stored or parked on a parcel at one time unless otherwise approved by the Development Authority.

(6) Applications to redesignate land to the Country Residential District will be evaluated on their own merits. Proposals shall be compatible with adjacent uses and agricultural land, (in particular Canada Land Inventory classifications 1 to 3, shall be encouraged to be preserved for agricultural purposes). Developers will be required to install services, provide access to the parcel and the parcel must be suitable for adequate water and sewer servicing.

(7) Creative architecture may be considered in the Country Residential District if all the lots in the district are designated for creative architecture development.

(8) In addition to the regulations listed above, other regulations may apply. These include Part VII – General Land Use Regulations, Part VIII – Specific Land Use Regulations, Part IX – Landscaping, Fencing and Screening, Part X – Parking and Loading Regulations, and Part XI – Sign Regulations.

