

# RURAL AREAS

The goal of Rural Areas is to identify lands where maintaining the existing rural character and ecologic and economic functions of rural areas is given priority over other uses.

## Rural Commercial (C4) Zone

The C4 Zone is intended to provide opportunities for commercial uses serving rural industries, visitors and residents to locate and expand rural communities outside of the Agricultural (A1) Zone.

The C4 is proposed to generally replace and streamline the existing Agricultural Commercial (C8) Zone, the Rural Commercial (C9) Zone, and the Hamlet Commercial (C10) Zones. It is proposed to be applied to existing rural commercial uses. It is not intended that additional properties be pre-zoned to the C4 Zone, but may be considered when rezoning happens in the future. While there are many similarities to existing zoning, notable changes to provide greater flexibility in some areas include:



- Generally merging the lists of permitted uses within each of the existing zones into one list
- Reduction in, or maintenance of, front yard setback requirements to 20 feet and minimum frontage requirements to 100 feet
- Establishing a maximum front yard setback to ensure that residential uses are located close to the road to maintain large tracts of resource lands

## Rural Industrial (M3) Zone

The M3 Zone is intended to provide opportunities for industrial uses that support rural activities including, but not limited to, agricultural processing, warehousing and sawmills. This zone is used within rural designations outside of the Industrial Designation and the Municipality's Growth Centres.

The M3 Zone is proposed to generally replace the existing Agricultural Industrial (M3) Zone, the Resource Industrial (M4) Zone, the Hamlet Industrial (M5) Zone and the Salvage Yard Industrial (M6) Zone. It is proposed to be applied to existing rural industrial uses. It is not intended that additional properties be pre-zoned to the Rural Industrial (M3) Zone, but may be considered when rezoning happens in the future. While there are many similarities to existing zoning, notable changes to provide greater flexibility in some areas include:

- Generally merging the lists of permitted uses within each of the existing zones into one list
- Reduction of front yard setback requirement to 40 feet and minimum frontage requirements to 100 feet



# RESOURCE DESIGNATION

The goal of the Resource Designation is to identify lands where recreation and natural resource development, such as forestry, mining, and energy development are encouraged and generally given priority over other types of land uses.

The proposed Resource Designation replaces the current Forestry Designation in terms of the sparsely populated areas found on the South Mountain. The Resource Designation enables several zones described below. Within all zones, notable changes include:

- Reducing front yard setbacks for all agricultural uses to 40 feet
- Reducing required frontage to 100 feet
- Expanded options for home based businesses



## Resource (N1) Zone

The N1 Zone is intended to maintain large tracts of uninhabited forested land for resource development, while limiting residential development to ensure there is sufficient space for large resource based industries to locate and expand in these areas.

The N1 Zone is proposed to generally replace Forestry (F1) Zone found in sparsely populated areas of the South Mountain. While there are many similarities some changes are being proposed that place more priority on resource based uses. Notable changes include:

- Allowing more resource development by streamlining the approval process
- Expanded options for development agreements for uses not otherwise permitted
- Establishing a maximum setback for new dwellings of up to 1,000 feet from the road to limit land use conflicts with resource based uses



## Aggregate Related Industry (N2) Zone

The N2 Zone is a new zone and permits uses associated with aggregate extraction such as asphalt processing, concrete batching and component manufacturing.

The N2 Zone is intended to be applied to existing and future aggregate extraction operations. The **approval authority** for aggregate extraction is the provincial government, however, there are associated uses that are not addressed by provincial legislation and are permitted through this zone.



## DID WE GET IT RIGHT?

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