

Rural Mixed Use (A2) Zone



The purpose of the Rural Mixed Use (A2) Zone is to provide for a mix of agricultural, residential and resource uses, in order to enable the expansion of the agricultural industry as well as accommodate demand for rural housing. In the event of a conflict between an agricultural use and a non-agricultural use, the interests of the agricultural use shall take priority.

Permitted Uses:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES	
Existing Residential Uses	Semi-Detached Dwellings
Mobile Homes	Recreational Cabins
One Unit Dwellings	Two Unit Dwellings

NON-RESIDENTIAL USES		
Abattoir	Existing Zoo	Fishing Uses
Agricultural Related Industries	Farm or Vineyard Product Sampling	Forest Industry Uses
Agricultural Uses	Farm Market Outlets	Forestry Uses
Agritainment Uses	Farm Stays	Greenhouses
Animal Boarding Facilities	Farm Supportive Uses	Non-profit Camps
Existing Community Facilities	Fish Farm	Places of Worship
Wildlife Rescue and Rehabilitation Centre		

Permitted Uses with Special Conditions:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations and specific additional requirements.

RESIDENTIAL USES	SPECIAL CONDITIONS
Farm Tenements and Bunkhouses	See additional requirements
Home-Based Business – Level 1	Section 14.4
Home-Based Business – Level 2	Section 14.4
Home-Based Business – Level 3	Section 14.4

NON-FARM DWELLINGS	SPECIAL CONDITIONS
Livestock Operation	Section 14.3

UTILITY USES	SPECIAL CONDITIONS
Large-scale and Utility-Scale Wind Turbines	Section 15.1
Medium-scale Solar Collector Systems	Section 15.3

Zone Requirements:

REQUIREMENT	RESIDENTIAL USES	ABATTOIRS; AGRICULTURAL RELATED INDUSTRIES, LIVESTOCK OPERATIONS, EXISTING ZOO	ALL OTHER PERMITTED USES
Minimum Lot Area:	30,000 sq ft./unit	100,000 sq ft.	100,000 sq ft.
Minimum Lot Frontage:	200 ft./unit	200 feet	200 feet
Minimum Front/Flankage Setback: (main and accessory structures)	40 feet	40 feet	40 feet
Maximum Front Setback:	1,000 feet*	N/A	N/A
Minimum Side Setback:			
(i) Main Building	20 feet	100 feet	40 feet
(ii) Accessory structure	10 feet	40 feet	20 feet
(iii) Common Wall	0 feet	N/A	N/A
Minimum Rear Setback:			
(i) General	40 feet	100 feet	40 feet
(ii) Accessory structure	20 feet	20 feet	20 feet
Maximum Building Height:			
(i) Main Building	35 feet	55 feet	55 feet
(ii) Accessory structure	20 feet	20 feet	20 feet

** Not applicable for farm dwellings*

Additional Requirements:

Farm Tenements and Bunkhouses

Farm tenements and bunkhouses shall be permitted on a farm property subject to the following:

- (a) The general requirement of a maximum of one dwelling per lot shall be waived for farm tenements and bunkhouses;
- (b) Farm tenement or bunkhouse is not the first main farm building on the lot;
- (c) A maximum of 2 residential units per dwelling is permitted;
- (d) Farm tenement or bunkhouse must demonstrate it is part of a farming business operating on the farm property where it is located; and
- (e) At the time of application for a new farm tenement or bunkhouse, the gross revenue of the applicant from the farming business exceeded the income from all other sources for the preceding tax year.

Uses Considered by Development Agreement

As provided for in the Municipal Planning Strategy, the following uses may be considered by Development Agreement within the Rural Mixed Use (A2) Zone:

- (a) Proposals for large-scale solar collector systems in accordance with policy 2.8.16 of the Municipal Planning Strategy;
- (b) Proposals for visitor-oriented development not permitted as-of-right in accordance with policy 2.5.12; and
- (c) Uses considered by Development Agreement in all zones listed in section 14.7.