

Country Residential (A4) Zone



The purpose of the Country Residential (A4) Zone is to maintain on-site serviced low density neighbourhoods, consisting primarily of one or two unit dwellings. In the event of a conflict between an agricultural use and a non-agricultural use, 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	Two Unit Dwellings
One Unit Dwellings	

NON-RESIDENTIAL USES		
Agricultural Uses	Farm or Vineyard Product Sampling	Fishing Uses
Agritainment Uses	Farm Market Outlets	Forestry Uses
Animal Boarding Facilities	Farm Stays	Greenhouses
Existing Community Facilities	Fish Farm	Non-profit Camps
Places of Worship		

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-RESIDENTIAL	SPECIAL CONDITIONS
Livestock Operation	Section 14.3.13

UTILITY USES	SPECIAL CONDITIONS
Medium-scale Solar Collector Systems	Section 15.3

Zone Requirements:

REQUIREMENT	RESIDENTIAL USES	LIVESTOCK OPERATIONS	ALL OTHER PERMITTED USES
Minimum Lot Area:	30,000 sq ft./unit	100,000 sq ft.	100,000 sq ft.
Minimum Lot Frontage:	100 feet/unit	100 feet	100 feet
Minimum Front/Flankage Setback: (main and accessory structures)	40 feet	40 feet	40 feet
Minimum Side Setback:			
(i) Main Building	20 feet	100 feet	40 feet
(ii) Accessory structure	4 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	10 feet	40 feet	20 feet
Maximum Building Height:			
(i) Main Building	35 feet	55 feet	55 feet
(ii) Accessory structure	20 feet	20 feet	20 feet

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) The 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) The 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 Country Residential (A4) Zone:

- (a) Clustered housing developments consisting of grouped dwellings or low-rise dwellings in accordance with policy 3.4.23 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.