

## SECTION 8 - R - RESIDENTIAL DISTRICT

### 8.1 Permitted Uses

The following uses are permitted in this district:

- (1) **Residential:**
  - (a) Single detached dwelling.
  - (b) Mobile home on a permanent foundation.
- (2) **Public utilities**, except solid and liquid waste disposal facilities.
- (3) **Uses and buildings accessory to residential principal use on the site:**
  - (a) Private garages, whether detached or attached to a dwelling unit.
  - (b) Garden sheds used for the storage of non-industrial yard maintenance equipment.
  - (c) Greenhouses where accessory to a residential use.
  - (d) Keeping of animals on the same site as the residence, subject to Section 8.3.6.
  - (e) Barns and stables for animals permitted by Section 8.3.6.
  - (f) Orchards and vegetable, horticultural or fruit gardens, where accessory to a residence.
  - (g) Field crops.

### 8.2 Discretionary Uses

The following uses are discretionary in this district:

- (1) **Institutional uses:**
  - (a) Non-residential schools and educational institutions.
  - (b) Places of worship, and religious institutions.
- (2) **Commercial uses:**
  - (a) Convenience stores with or without gas bars.
- (3) **Recreational uses:**
  - (a) Public sports fields and parks.
  - (b) Golf courses.
  - (c) Rinks, arenas, and community halls.
  - (d) Other public or non-profit recreational facilities.
- (4) **Solid and liquid waste disposal facilities.**
- (5) **The following ancillary uses:**
  - (a) Bed-and-breakfast homes, where ancillary to a residence on the same site.
  - (b) Home-based businesses, where ancillary to a residence on the same site, including personal care homes.
  - (c) Dwellings ancillary to an institutional, recreational or commercial use.
- (6) **Accessory uses and buildings** which form part of an approved discretionary use are permitted.

## 8.3 Regulations

### 8.3.1 Site Area Requirements

- |                                 |  |
|---------------------------------|--|
| (1) Residential:                | Minimum - 0.4 hectare (1 acre) [2010-03]<br>Maximum - 16 hectares (40 acres).                            |
| (2) Institutional & commercial: | Minimum - 900 square metres (9,688 square feet).   |
| (3) All other uses:             | Minimum - none.  |
| (4) Site Densities              | Maximum of 16 – one (1) acre sites per quarter section for a total of 20 – one (1) acre sites. [2011-04] |

### 8.3.2 Site Frontage Requirements

- |                                 |                                 |
|---------------------------------|---------------------------------|
| (1) Residential:                | Minimum - 30 metres (100 feet). |
| (2) Institutional & commercial: | Minimum - 30 metres (100 feet). |
| (3) All other uses:             | Minimum - none.                 |

### 8.3.3 Yard Requirements

- (1) The minimum setback of buildings, including dwellings, from the centre line of a municipal road allowance, municipal grid road, or main farm access road shall be 150 feet (45.75 m).
- (2) The minimum setback of buildings, including dwellings, from the centre line of a provincial highway shall be 150 feet (45.75 m) or such greater distance as may be required by the applicable federal and or provincial departments and or agencies.
- (3) A yard abutting any other road: Minimum - 7.6 metres (25 feet)
- (4) Any other yard: Minimum - 3 metres (10 feet)
- (5) The yard requirements shall not apply to any public utility, municipal facility, or a public recreational use.

### 8.3.4 Floor Area

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|-----------------------------------|---|
| (1) Detached accessory buildings: | Maximum - 100 m. <sup>2</sup> (1,076 ft. <sup>2</sup> ) |
|-----------------------------------|---|

### 8.3.5 Outside Storage

- (1) No outside storage shall be permitted in a yard abutting a road.
- (2) Outside storage located in a side or rear yard shall be screened by landscaping or vegetation so as not to be visible from a road.

### 8.3.6 Keeping of Animals

- (1) Two (2) large animals (horses or cattle) will be permitted on a site of at least 2 hectares (5 acres). Four (4) large animals will be permitted on a site of at least 4 hectares (10 acres).

For each additional 1.2 hectares (3 acres), one (1) additional large animal will be permitted. All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the numbers exceed that equal to one animal unit.

- (2) Animals shall not be pastured within 15 metres (50 feet) of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain birds or animals shall be located within 30 metres (100 feet) of a property line.
- (3) The use of vacant residential sites for pasture of animals is prohibited.

## **8.4 Development Standards For Discretionary Uses**

### **8.4.1 Solid and Liquid Waste Disposal Facilities**

- (1) Development and maintenance of a solid or liquid waste disposal facility shall be subject to Section 3.9.

### **8.4.2 Home-Based Businesses**

- (1) Home-based businesses shall comply with Section 3.10.
- (2) No home-based business in this district shall include auto body repair or repainting operations.
- (3) No heavy construction or industrial equipment or supplies shall be stored on any site for a home-based business in this district.
- (4) Council may apply special standards in the issuing of a development permit limiting the size of operation and buildings used for the operation. Non-resident employees are not permitted in this district. Any increase in the operation as applied for or approved shall require a new discretionary approval.

### **8.4.3 Bed-and-Breakfast Homes**

- (1) Bed-and-breakfast homes shall comply with Section 3.11.
- (2) Council may apply special standards in the issuing of a development permit limiting the number of rooms or buildings that may be permitted in conjunction with the operation.