

## DIVISION SEVEN - CR-1 COUNTRY RESIDENTIAL ZONE

### PURPOSE

The purpose of this zone is to permit low density residential development for those wishing to live in a semi-rural environment.

### 7.1 PERMITTED USES

The use of any parcel of land in this zone shall be in accordance with the provisions herein and any use of buildings, structures, or land not in accordance with these provisions shall be prohibited:

- (a) Single family dwellings, two family dwellings, or mobile homes;
- (b) Professional practice, homecraft or occupation;
- (c) Agricultural and horticultural uses, including the storage and sale of agricultural products produced on the individual farm on which the storage and sale is taking place;
- (d) Golf courses;
- (e) Pet boarding and breeding kennels;
- (f) Accessory buildings;
- (g) Public service or utility buildings and structures including towers, transmitters and utility lines; and
- (h) Parks and playgrounds.

### 7.2 MINIMUM PARCEL SIZE

The minimum parcel size shall be 8,000 square metres except for uses permitted under Sections 7.1 (g) and 7.1 (h) where no minimum parcel size shall be required.

### 7.3 SETBACKS

#### (a) **Front**

The front setback shall be 6 metres.

#### (b) **Side**

The side setback shall be 1.5 metres, unless the side lot abuts a street where it shall be 4.5 metres, except where varied in accordance with the Highway Act.

(c) **Rear**

The rear setback shall be 6 metres, except in the case of accessory buildings where it shall be 1.5 metres.

7.4 DWELLINGS PER PARCEL

- (a) There shall be no more than one single family dwelling, two family dwelling, or mobile home on any parcel, unless such parcel is used exclusively for agricultural or horticultural practice.
- (b) Notwithstanding Section 7.4 (a), where a parcel is used exclusively for agricultural or horticultural uses and is classified as a farm by the British Columbia Assessment Authority, one additional single family dwelling or mobile home in conjunction with the agricultural or horticultural use may be permitted.

7.5 CONDITIONS OF USE

- (a) Mobile homes permitted under Section 7.1 (a) shall be subject to the following conditions:
  - i) The mobile home shall comply with the provisions of the current edition of the British Columbia Building Code or to Canadian Standards Association Z240 Standards;
  - ii) The mobile home shall be placed on a foundation complying with the provisions of the current edition of the British Columbia Building Code; and
  - iii) The mobile home shall be protected by skirting.
- (b) Professional practice, homecraft or occupation permitted under Section 7.1 (b) shall be carried out primarily by residents on the property and confined to the interior of the single family dwelling, two family dwelling, or mobile home, or in an accessory structure with a maximum height of 5 metres provided that the floor area of the professional practice, homecraft or occupation does not exceed 65 square metres, and shall not:
  - i) create a nuisance;
  - ii) involve exterior storage of any materials used directly or indirectly in the processing or resulting from the processing of any product of such craft or occupation;
  - iii) involve material or products that produce flammable or explosive vapours or gases under ordinary temperatures; and

- iv) involve advertising or identification signs exceeding 0.3 square metres in area.
- (c) Boarding and breeding kennels permitted under Section 7.1 (e) shall be subject to the following:
  - i) the kennel shall be sited so that there shall be a minimum setback of 30 metres from all property lines;
  - ii) outdoor runs are effectively contained and screened from adjacent parcels by a solid fence or wall not less than 2 metres in height nor more than 2.5 metres in height; and
  - iii) kennels are maintained in a clean, dry, and well ventilated condition and shall not create a nuisance.
- (d) For uses permitted under Section 7.1 (g), no exterior storage of any kind, and no garages for the repair and maintenance of equipment shall be permitted.

7.6 OFF-STREET PARKING

- (a) Off-street parking shall be provided in accordance with the provisions of Sections 3.7 of this Bylaw.
- (b) The number of parking spaces required shall be as follows:

<u>Use</u>	<u>Parking Required</u>
Single family dwellings, two family dwellings, mobile homes	2 parking spaces per dwelling unit
Golf courses	150 parking spaces
Pet boarding and breeding kennels	1 parking space per 2 employees