

7.4

RURAL 4

R-4

Intent

The Rural 4 (R-4) zone is for rural *Residential Use* on lots at least 8.0 ha in lot area.

7.4.1 Permitted Uses

The following *principal uses* are permitted:

Residential;

Farm;

Resource Extraction;

Micro Cannabis Production Facility (excluding Electoral Area F). [Byl#1723, 2023]

The following *accessory uses* are permitted:

Accessory Dwelling Unit (excluding Electoral Areas E and F); [Byl#1692, 2023]

Accessory Personal Care Residential;

Accessory Employee Residential;

Boarding;

Cottage Industry;

Home Occupation;

Kennel;

Outdoor Storage;

Produce Sales;

Secondary Suite (excluding Electoral Areas E and F). [Byl#1692, 2023]

7.4.2 Site-Specific Uses

None.

7.4.3 Development Regulations

Subject	Requirement or Regulation
Maximum Density - Residential	One (1) dwelling unit in a single detached dwelling per lot
Maximum Density – Accessory Dwelling Unit, Accessory Personal Care Residential, Secondary Suite	One (1) dwelling unit per lot [Byl#1692, 2023]
Maximum Density – Accessory Employee Residential	One (1) dwelling unit in a single detached dwelling on a lot with a lot area greater than 7.5 ha; or Two (2) dwelling units in single detached dwellings on a lot with a lot area greater than 15.0 ha
Minimum Setback – Front	6.0 m
Minimum Setback – Exterior-Side	6.0 m
Minimum Setback – Interior-Side	1.5 m
Minimum Setback – Rear	6.0 m
Maximum Height	11.0 m 9.0 m – Accessory Dwelling Unit [Byl#1692, 2023]
Maximum Lot Coverage	30%

7.4.4 Subdivision Regulations

Subject	Requirement or Regulation
Minimum Lot Area	8.0 ha

7.4.5 Conditions of Use

Accessory Employee Residential:

Must be accessory to a *Farm*.