

PART 14: RRA-1 (RURAL RESIDENTIAL A-1) ZONE

14.1 RRA-1 USES PERMITTED

No development permit shall be issued in any RRA-1 (Rural Residential A-1) Zone except for the following:

Residential Uses

Single unit dwellings

Two unit dwellings

Auxiliary dwelling units within single unit dwellings

Home business uses

Community uses

Open space uses

Resource Uses

Fishery support uses

Agricultural uses

Other Uses

Existing business uses

All existing dwellings

14.2 RRA-1 ZONE REQUIREMENT

In any RRA-1 Zone, where uses are permitted in accordance with Section 14.1, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	20,000 square feet (1858.1 m ²) per dwelling unit
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear Yard or Side Yard	15 feet (4.6 m) or 0.0 feet (0.0 m) from the side being common with another dwelling unit.
Maximum Height of Main Building	35 feet (10.6 m)

14.3 OTHER REQUIREMENTS: HOME BUSINESS USES

Where home business uses are permitted in any RRA-1 Zone, the following shall apply:

- (a) Any home business shall be wholly contained within either the dwelling or an accessory building on the property which comprises the principal residence of the operator of the home business.

- (b) No more than seven hundred and fifty (750) square feet (69.7 m²) of the combined gross floor area of any structure shall be devoted to a home business use.
- (c) No materials or mechanical equipment shall be used which is obnoxious or creates a nuisance by virtue of noise, vibration, glare odour or dust.
- (d) All outdoor storage or materials, goods, supplies, or equipment related to the operation of the home business shall be limited to a contiguous area of one hundred and fifty (150) square feet (13.9 m²) and shall be screened from any adjacent residential uses.
- (e) All outdoor display shall be limited to a contiguous area of thirty-six (36) square feet (3.3 m²) and shall not exceed six (6) feet (1.8 m) in height.
- (f) No more than one (1) sign shall be permitted for any business or facility and no such sign shall exceed three (3) square feet (0.3 m²) in area.

14.4 OTHER REQUIREMENTS: FISHERY SUPPORT USES

Notwithstanding the rear and side yard set back requirements of Section 14.2 where fishery support uses are permitted in any RRA-1 Zone, the following shall apply:

- (a) The combined gross floor area of all buildings directly related to the fishery support use shall not exceed three thousand (3,000) square feet (278.7 m²).
- (b) All fish and boat sheds shall be set back a minimum of eight (8) feet (2.4 m) from the rear and side lot lines, unless the lot line corresponds to the high water mark.
- (c) All fish and boat sheds may be built to the lot line when the lot line(s) corresponds to the high water mark.

14.5 OTHER REQUIREMENTS: AGRICULTURAL USES

In any RRA-1 Zone where agricultural uses are permitted, and where any barn, stable or other building intended for the keeping of more than 20 domestic fowl or 10 other animals is erected, no such structure shall:

- (a) Exceed 800 square feet (74.3 m²);
- (b) Be less than 8 feet (2.4 m) from any side lot line;
- (c) Be less than 100 feet (30.5 m) from a potable water supply except a supply on the same lot or directly related to the agricultural use;
- (d) Be less than 32 feet (9.7 m) from any dwelling except a dwelling on the same lot or directly related to the agricultural use; or
- (e) Be less than 25 feet (7.6 m) from any watercourse or waterbody.