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## 9.4 AR2: Rural Residential

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**AR2**

### 9.4.1 Purpose

The purpose of this zone is to foster a rural lifestyle on properties larger than 2.0 ha. The zone also provides for complementary residential related uses that are compatible with the rural character of the area.

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9.4.2	Principal Uses	9.4.3	Secondary Uses
	<ul style="list-style-type: none"><li>▪ agriculture, general</li><li>▪ agriculture, intensive impact only in the Agricultural Land Reserve</li><li>▪ community care facility, minor</li><li>▪ greenhouse &amp; plant nursery</li><li>▪ forestry</li><li>▪ housing, manufactured</li><li>▪ housing, single detached</li></ul>		<ul style="list-style-type: none"><li>▪ agri-tourist accommodation</li><li>▪ auction, major</li><li>▪ bed &amp; breakfast</li><li>▪ equestrian centre, minor</li><li>▪ home business 1</li><li>▪ home business 2</li><li>▪ home business 3 only in HBO</li><li>▪ secondary suite</li></ul>

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### 9.4.4 Subdivision Regulations

1. The minimum lot width is 70.0 m.
2. The minimum lot area is 2.0 ha.

### 9.4.5 Regulations for Principal Development

1. The maximum residential density is one principal dwelling and one secondary suite per lot.
2. The maximum height is 20.0 m, except it is 10.0 m for a single detached or manufactured housing.
3. The maximum number of storeys for single-detached housing is 2.5.
4. The minimum front yard is 4.5 m, except it is 10.0 m for buildings or structures over 10.0 m in height.
5. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
6. The minimum rear yard is 6.0 m.

### 9.4.6 Regulations for Accessory Development

1. The maximum height is 6.0 m.
2. The minimum front yard is 4.5 m.
3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
4. The minimum rear yard is 1.2 m.

### 9.4.7 Other Regulations

1. Log storage is not permitted within 300 m of any lot zoned AR3, RS, RT, RM, C, P, or Z.
2. Major auctions shall be limited to livestock or agricultural equipment only, for not more than 3 days in a calendar year. Any building or structure used for an auction shall be set back a minimum of 30.0 m from adjacent lots. Nothing may be kept or stored, or refuse disposed of, within 30.0 m of a front lot line or 15.0 m from any other lot line.

3. Despite the residential density provisions of this zone, a manufactured home may be located on a site and occupied as a dwelling for a period not exceeding two years from the date a building permit has been issued while the owner constructs or supervises the construction of a single detached dwelling, provided that the manufactured home shall be removed upon completion and occupancy of the single detached dwelling. The City may require security to ensure its removal in accordance with Section 4.7.
4. A feedlot is not permitted within 200 m of any other lot zoned AR2, AR3, RS, RT, RM, C, P, or Z.
5. The maximum number of poultry permitted on a lot is:
  - a) 0 on lots less than 2,000 m<sup>2</sup>;
  - b) 25 on lots that are 2,000 m<sup>2</sup> or greater, but less than 1.0 ha;
  - c) 100 on lots that are 1.0 ha or greater, but less than 4.0 ha;
  - d) On lots of 4.0 ha or greater, no limitations.
6. The maximum number of livestock that may be bred, trained, ridden, kept, reared or boarded on a lot is:
  - a) 0 on lots less than 0.4 ha;
  - b) 2 on lots that are 0.4 ha or greater, but less than 1.2 ha;
  - c) On lots of 1.2 ha or greater, but less than 4.0 ha, 1 for each 0.4 ha of portion thereof;
  - d) On lots 4.0 ha or greater, no limitations.
7. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.