

## Schedule B – Update Agriculture and Rural Residential Zones

Section 10.1 - Zone Purposes	
Zones	Purpose
A1 - Agriculture	The purpose is to provide a zone for <b>Agricultural Land Reserve</b> parcels that permit agricultural uses and other complementary <b>uses</b> suitable in an agricultural setting.
A2 – Agriculture / Rural Residential	The purpose is to provide a zone that allows for rural residential and agricultural land uses outside the <b>Agricultural Land Reserve</b> .
RR1 – Large Lot Rural Residential	The purpose is to provide a <b>zone</b> for country residential <b>development</b> on larger <b>lots</b> that permit more rural land uses, minor agricultural, and a holding zone where future development could occur subject to the direction of the Official Community Plan.
RR2 – Small Lot Rural Residential	The purpose is to provide a <b>zone</b> for country residential <b>development</b> on smaller <b>lots</b> , and complementary <b>uses</b> , in areas of high natural amenity and limited <b>urban services</b> .

Section 10.2 – Sub-Zones		
Zones	Sub - Zones	Purpose
A1 - Agriculture	n/a	n/a
A2 – Agriculture / Rural Residential	A2c – Agriculture / Rural Residential with Carriage House	The purpose is to provide a sub-zone for A2 lots to allow Carriage Houses on a case by case basis where supported by OCP policy.
RR1 – Large Lot Rural Residential	RR1c – Large Lot Rural Residential with Carriage House	The purpose is to provide a sub-zone for RR1 lots to allow Carriage Houses on a case by case basis where supported by OCP policy.
	RR1cc – Large Lot Rural Residential with Child Care Centre, Major	The purpose is to provide a sub-zone for RR1 lots to allow Child Care Centre, Major on a case by case basis where supported by OCP policy.
RR2 – Small Lot Rural Residential	RR2c – Small Lot Rural Residential with Carriage House	The purpose is to provide a sub-zone for RR1 lots to allow Carriage Houses on a case by case basis where supported by OCP policy.
	RR2cc – Small Lot Rural Residential with Child Care Centre, Major	The purpose is to provide a sub-zone for RR1 lots to allow Child Care Centre, Major on a case by case basis where supported by OCP policy.

### Section 10.3 - Permitted Land Uses

Uses	Zones			
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	A1	A2	RR1	RR2
Accessory buildings or structures	S	S	S	S
Agriculture	P	P	-	-
Agriculture, Urban	P	P	P	P
Agriculture, Intensive <sup>11</sup>	P	-	-	-
Agri-Tourism <sup>11</sup>	S	S	-	-
Alcohol Production Facility <sup>11</sup>	S	-	-	-
Animal Clinics, Major	-	S <sup>5</sup>	S <sup>5</sup>	-
Animal Clinics, Minor	-	S	S	-
Aquaculture	P	P	-	-
Bed and breakfast homes	S <sup>2</sup>	S <sup>2</sup>	S <sup>2</sup>	S <sup>2</sup>
Cannabis Cultivation <sup>11</sup>	P	-	-	-
Child Care Centre, Major	-	-	S <sup>1</sup>	S <sup>1</sup>
Child Care Centre, Minor	S	S	S	S
Carriage House	-	S <sup>2,3,8</sup>	S <sup>2,3,8</sup>	S <sup>2,3,8</sup>
Farm Retail Sales Stands <sup>11</sup>	S	-	-	-
Forestry	P	-	-	-
Greenhouses and Plant Nurseries	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	-
Group homes, minor	-	S <sup>2</sup>	S <sup>2</sup>	S <sup>2</sup>
Home-Based Business, Major	S	S	S	S
Home-Based Business, Minor	S	S	S	S
Home-Based Business, Rural	S <sup>9</sup>	S <sup>9</sup>	S <sup>9</sup>	-
Kennels	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	-
Mobile Home	P <sup>6</sup>	-	-	-
Second Dwelling for immediate family only	S <sup>10</sup>	-	-	-
On-Farm Processing of Cannabis <sup>11</sup>	S	-	-	-

### Section 10.3 - Permitted Land Uses

Uses	Zones			
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	A1	A2	RR1	RR2
On-Farm Processing <sup>11</sup>	S	-	-	-
Secondary Suite	S <sup>2,3</sup>	S <sup>2,3</sup>	S <sup>2,3</sup>	S <sup>2,3</sup>
Single Detached Housing	P <sup>6</sup>	P	P	P
Stables	P	P <sup>5</sup>	-	-
Temporary Farm Worker Housing (TFWH) <sup>11</sup>	S <sup>7</sup>	S <sup>7</sup>	-	-

**FOOTNOTES:**

- <sup>1</sup> The Lot must have a Child Care sub-zone 'cc' on the property for a [Child Care Centre, Major](#) to be permitted.
- <sup>2</sup> Only one of these secondary uses shall be permitted at any one time: [Bed & Breakfast](#), [Secondary Suite](#), [Carriage House](#), or [Group Home, Minor](#).
- <sup>3</sup> [Secondary Suites](#) and [Carriage Houses](#) must be on a Lot serviced with sanitary sewer and water. A Lot without sanitary sewer services can allow a [Secondary Suite](#) or a [Carriage House](#) but the Lot area must be 10,000 m<sup>2</sup>.
- <sup>4</sup> [Greenhouses and Plant Nurseries](#) may include the accessory sale of landscaping and gardening non-farm products provided that this accessory use is limited to 150 m<sup>2</sup> on the lot.
- <sup>5</sup> Minimum Lot Area for [Animal Clinics, Major](#), [Kennels](#), and [Stables](#) (in the A2 zone) is 20,000 m<sup>2</sup>.
- <sup>6</sup> Maximum one [Single Detached Housing](#) or [Mobile Home](#) per lot, unless another residence is permitted within the Agriculture Land Reserve as described in the Agriculture Land Commission Act (and related regulation and policy, as amended from time to time).
- <sup>7</sup> Existing [structure](#) with a [building permit](#) that was approved at least 2 years prior to TFWH application, can be converted into TFWH, on the parcel within the farm unit. New TFWH must be in temporary [structures](#) on non-permanent foundations, such that it is designed to be removed by a truck or vehicle. Concrete pads or foundations are not permitted.
- <sup>8</sup> The Lot must have a [Carriage House](#) sub-zone 'c' on the property for a [Carriage House](#) to be permitted.
- <sup>9</sup> When a [Home-Based Business, Rural](#) involves the cutting and wrapping of wild game or any meat, the lot must have a minimum lot area greater than 3,300 m<sup>2</sup>.
- <sup>10</sup> A second dwelling is only permitted if the owner has their principal residence on the lot and the second dwelling must be located on a non-permanent foundation without [basement](#) excavation. When no longer occupied by immediate family, the second dwelling must be removed from the lot within 90 days and the site must be restored to a condition suitable for agricultural use.
- <sup>11</sup> Other legislation like the Agriculture Land Commission Act applies and may limit the land use potential.