

## Rural Restricted Zone (A3)

### Permitted Uses

- 53 (1) The permitted uses for the A3 zone are as follows:
- Agriculture
  - Agricultural Storage
  - Assisted Living
  - Bed and Breakfast
  - Community Care Facility
  - Greenhouse
  - Home-based Business
  - Modular Home
  - Single-Family Dwelling
  - Supportive Housing
  - Temporary Mobile Home (subject to the Temporary Mobile Home Permit Bylaw) [BL3754]
  - Two-Family Dwelling [BL3302, BL3367]

### Minimum Lot Size

- (2) The minimum permitted lot size for the A3 zone is 8,000 m<sup>2</sup> (1.98 acres).

### Minimum Frontage

- (3) The minimum permitted frontage for the A3 zone is 60.0 m (196.85').

### Density

- (4) The maximum permitted density for the A3 zone is as follows:
- (a) The number of residential buildings shall not exceed one.
  - (b) Despite the foregoing, the placement of a Temporary Mobile Home may also be permitted subject to the Temporary Mobile Home Permit Bylaw. [BL3754]
  - (c) Despite section 53 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, are permitted on
    - (i) 5404 Gore Langton Road (PID: 005-177-740),
    - (ii) 3368 Henry Road (PID: 006-660-819),
    - (iii) 3788 Winget Place (PID: 018-498-451),
    - (iv) 5353 Gore Langton Road (PID: 004-756-517), and
    - (v) 3248 Gibbins Road (PID: 028-738-071).
  - (d) Despite paragraph (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, are permitted on 4011 Cambrai Road (PID: 016-212-169) provided that one of the residential buildings does not exceed 145 m<sup>2</sup> (1,560 sq. ft.) in gross floor area. [BL3644; BL3680; BL3692; BL3703; BL3757]

### Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the A3 zone is 30% of the lot area.

### Minimum Setbacks

- (6) The minimum permitted setbacks for the A3 zone are as follows:
- (a) Single-Family Dwellings and Two-Family Dwellings
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 3.0 m (9.84')
    - Yard, Rear, 8.0 m (26.25')
  - (b) All Other Principal Buildings
    - Yard, Front, 30.0 m (98.42')
    - Yard, Side, 15.0 m (49.21')

- Yard, Rear, 30.0 m (98.42')
- (c) Accessory Buildings and Structures (Excluding Fences)
  - Yard, Front, 8.0 m (26.25')
  - Yard, Side, 3.0 m (9.84')
  - Yard, Rear, 8.0 m (26.25')
- (d) Temporary Mobile Homes
  - To be sited in accordance with the provisions of the Temporary Mobile Home Permit Bylaw. [BL3754]

### Maximum Building Height

- (7) (a) The maximum permitted building height for buildings, containing one or more dwelling units, within the A3 zone is 9 m (29.53').
- (b) Despite the foregoing, the heights of other farm buildings are subject to the provisions of the ACNBC Farm Building Code 1995.

### Conditions of Use

- (8) The conditions of use for the A3 zone are as follows:
  - (a) No fences over 1.2 m (4.00') in height are permitted in the required yards, front.
  - (b) No fences over 2.0 m (6.56') in height are permitted in the required yards, side or rear.
  - (c) In no situation shall a fence be greater than 2.0 m (6.56') in height.
  - (d) Bed and breakfast uses may have no more than six sleeping units.
  - (e) Limited farm sale of agricultural products may be sold directly to the public provided that:
    - (i) minimum of 50% of the agricultural products offered for sale are produced on the land;
    - (ii) the covered retail sales area does not exceed 100 m<sup>2</sup> (1076.4 sq. ft.); and
    - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]
  - (f) [Repealed. BL3367]
  - (g) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
    - (i) the number of residents does not exceed ten, including resident staff,
    - (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling,
    - (iii) approval from the Agricultural Land Commission is obtained, where the property is within the Agricultural Land Reserve, and
    - (iv) valid health permits for septic systems or on-site wastewater treatment systems are obtained. [BL3302]
  - (h) Despite section 53 (1) "accessory dwelling unit, coach house" is a permitted use on 3331 Henry Road. [BL3535]