

Section 88A Country Residential District - RCRSA

88A.1 Purpose

The purpose of this district is to provide for the development of country residential style development in the Rural Service Area.

88A.2 Area of Application

The Country Residential District shall only be applied within the Rural Service Area Overlay area as defined in Schedule L of this Bylaw.

88A.3 Permitted Uses	
• Accessory Building or Structure (Garage, maximum one (1) per lot)	• Secondary Suite • Single Detached Dwelling
88A.4 Discretionary Uses - Development Officer	
• Accessory Building or Structure up to 100m² (maximum two (2) per lot in addition to garage) • Accessory Use • Agricultural Pursuit, Major • Agricultural Pursuit, Minor • Backyard Suite	• Bed and Breakfast • Home Business • Manufactured Home • Park • Public Utility

(Bylaws C-1260-151 – Apr 4, 2022, C-1260-154 – Apr 17, 2023, C-1260-177 – Dec 11, 2023, C-1260-208 – Mar 30, 2026 and C-1260-215 – Aug 31, 2026)

88A.5 Development Standards

In addition to the regulations contained in Parts Seven, Eight and Nine, the following provisions shall apply to this district:

a) Minimum Lot Area	1.0 ha
b) Minimum Lot Width	60.0m
c) Minimum Front Yard	7.0m
d) Minimum Rear Yard	7.0m
e) Minimum Side Yard	3.0m, except 7.0m for a side yard abutting a road
f) Maximum Building Height	10.5m
g) Minimum Landscaped Area	30.0 percent
h) Deleted by Bylaw C-1260-215 – Aug 31, 2026	

88A.6 Special Requirements for Agricultural Pursuit, Major

(Bylaw C-1260-177 – December 11, 2023)

For Agricultural Pursuit, Major uses, no person shall keep livestock except in conformance with the following:

- a. Combinations of different animals are allowed provided the maximum number of animal units is not exceeded;

b. Animal units shall be limited based on lot area as follows:

Lot Area	Maximum Number of Animal Units
1.2 - 2.4 ha	3
2.5 - 4 ha	6
4.1 - 8 ha	12
Over 8 ha	20

c. Animal units shall be calculated as follows:

Type of Livestock	Number of Such Livestock Deemed to Equal One (1) Animal Unit
Dairy Cow (plus calf under six (6) months)	1
Beef Cow (plus calf under six (6) months)	1
Horse (plus foal under six (6) months)	1
Sheep/Goats (plus lambs under six (6) months)	2
Pigs (plus offspring under two (2) months)	2
Fowl	50
Rabbits	30
Ostriches	2
All Others	At the discretion of the Development Authority

d. The use "Agricultural Pursuit, Major" is not allowed on properties within multi-lot subdivisions with four (4) or more lots.

(Bylaw C-1260-177-Dec 11, 2023)

88A.7 Special Requirements for Home Businesses

The standards related to home businesses under Section 49 Home Businesses do not apply to this district. All Home Businesses shall comply with the following standards:

- a. The business must be secondary to the residential use of the dwelling and shall not change the residential character of the dwelling unit and/or accessory building;
- b. A maximum of one (1) Home Business is allowed per property;

(Bylaw C-11260-215 – Aug 31, 2026)

- c. The dwelling unit, when used as a workplace shall be limited to no more than two (2) non-resident employees;
- d. The maximum number of business visits per day shall be eight (8) visits;
- e. Any outdoor activity or storage shall be at the discretion of the Development Authority;
- f. Any interior or exterior alterations or additions to accommodate the Home Business shall be at the discretion of the Development Authority;
- g. Vehicle and equipment storage may include up to four (4) trucks up to one (1) ton, up to two (2) trucks larger than one (1) ton, two (2) trailers and related vehicles and minor equipment storage including a limited amount of construction equipment and other similar uses. The intensity of use is at the discretion of the Development Authority having regard for lot size and adjacent property uses;

(Bylaw C-1260-154 – Apr 17, 2023)

- h. Not more than one (1) non-illuminated identification sign, no larger than 0.3m² is allowed; and
- i. The development permit for a Home Business may be reviewed for compliance with this Bylaw by the Development Authority at any time. If, at that time, any of the requirements for Home Business are not complied with, the Development Authority may revoke or suspend the Development Permit.

88A.8 Special Requirements for Dugouts

Dugouts shall be prohibited on lots with an area of less than 2.5 hectares.

88A.9 Special Requirements for Accessory Buildings

No accessory building or structure shall exceed the height of the main structure.

(Bylaw C-1260-98 - Dec 13, 2021)

88A.10 Vehicular Parking

Not more than one (1) commercially licensed vehicle up to 5,000 kg (GVW) is allowed unless it is associated with a Home Business.

(Bylaw C-1260-154 - Apr 17, 2023)

88A.11 Special Requirements for Secondary Suites

- a. The following standards under Section 57 Secondary Suites do not apply in this district:
 - i) 57.3 – Neighbourhood distribution limits
 - ii) 57.6 – Bedroom limit based on lot width
 - iii) 57.13 through 57.16 – Parking requirements
 - iv) 57.17 – Outline Plan location restrictions
- b. The following additional provisions shall apply:
 - i) A Secondary Suite shall be smaller than the habitable floor area of the principal dwelling and shall not exceed 1,400 sq. ft. (130 m²).
 - ii) The maximum number of bedrooms in a Secondary Suite shall be three (3).

(Bylaw C-1260-215 – Aug 31, 2026)

88A.12 Special Requirements for Backyard Suites

- a. The following standards under Section 46 Backyard Suites do not apply in this district:
 - i) 46.1 – Minimum lot width requirements
 - ii) 46.2 – Neighbourhood distribution limits
 - iii) 46.3 – Maximum bedroom limit
 - iv) 46.4 through 46.6 – Parking requirements
 - v) 46.7 – Site coverage
 - vi) 46.8 – Maximum floor area
 - vii) 46.18 – Outline Plan location restrictions
- b. The following additional provisions shall apply:
 - i) A Manufactured Home / Mobile Home may be permitted as a Backyard Suite.
 - ii) The maximum number of bedrooms in a Backyard Suite shall be three (3).
 - iii) The landowner shall be responsible for ensuring that adequate potable water supply and sanitary sewage disposal capacity are available to support the proposed Backyard Suite, in accordance with all applicable municipal and provincial requirements. The Development Authority may, as a condition of approval, require information, documentation or acknowledgements satisfactory to the Development Authority to address servicing requirements.
 - iv) The landowner shall provide proof, to the satisfaction of the Development Authority, that the proposed Backyard Suite has adequate legal and physical access for emergency vehicles, which may include a site plan demonstrating driveway width, turning radius, vertical clearance, access configuration or written confirmation from the fire authority.

(Bylaw C-11260-215 – Aug 31, 2026)