

Rural Residential Designation

This designation applies to areas of lowest density residential development lying outside both the UCB and the ALR. Many of these properties were created before current land use policies that discourage residential development in rural areas. As a result, pockets of residential development exist throughout the Municipality that are neither urban nor rural. Some are connected to municipal sewer, and many to municipal water. This designation includes the village of Maple Bay along with clusters of larger residential parcels in various other locations outside of urban centres. These neighbourhoods may still provide opportunities for small scale farming, craft-based home businesses, or local and individual commercial uses that contribute to neighbourhood livability.

3.2.18 Defining Success | Objective

Very little housing growth is anticipated in these areas, although there may be some limited context-specific opportunities. Many parcels are amenable to personal and commercial gardening, with roadside produce and craft stalls, small scale livestock and poultry keeping. There may also be potential to accommodate neighbourhood commercial uses, such as convenience stores, cafes, neighbourhood pubs or community halls. Subdivision and stratification are not encouraged and significant mature tree and vegetation cover is maintained throughout these areas.

3.2.19 The Municipality will strive to:

- a. Generally not allow subdivision, although it may be permitted where the parcels created are 2 ha or larger.
- b. Only allow subdivision approval, contingent on the applicant entering into a restrictive covenant to limit building sizes, locations and/or certain uses on the parcel.
- c. Configure zoning to maximize housing potential without further subdivision to permit detached accessory dwellings where servicing connections are available, or in the alternative, adequate on-site common septic treatment and water supply can be achieved.
- d. Through the zoning bylaw, consider setting limits on the size of dwellings to prevent egregiously large houses that do little to respond to housing affordability or community development goals, and which foster high consumption lifestyles.
- e. Create home-based business zoning regulations and business licensing regulations specific to this designation that will generally only permit businesses confined to the interior of a dwelling or ancillary building, with no retail other than food or craft products produced on site.
- f. Apply edge planning and buffering principles at the interface with agricultural land and wildfire risk areas.
- g. Develop neighbourhood plans (or consider plans developed by resident groups) for specific areas where particular community or development goals are identified by local residents. These will not necessarily imply significant amounts of new development or housing growth, and may be focused instead on improving a neighbourhood's quality, safety or character.
- h. Require new dwellings or commercial buildings to incorporate rainwater storage systems.



Figure 3.18: Existing rural residence.