
4. RR4 Zone (Rural Resource Four) (Bylaw No. 1361)**Intent**

- (1) The intent of this zone is to provide for the development of resource uses and other forms of development that are compatible with resource uses and resort activities in the Municipality.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) auxiliary residential dwelling unit provided it is contained within a principal residential or hostel building;
 - (c) agriculture;
 - (d) cemetery;
 - (e) church;
 - (f) detached dwelling;
 - (g) hostel;
 - (h) indoor and outdoor recreation;
 - (i) park and playground;
 - (j) public institution;
 - (k) public storage and works yard;
 - (l) rental, outdoor recreation equipment and supplies;
 - (m) resource use;
 - (n) school; and
 - (o) storage of explosives.

Density

- (3) The maximum permitted gross floor area for a detached dwelling is 465 square metres.
- (4) The maximum permitted gross floor area for a hostel is 510 square metres.

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- (5) The maximum permitted gross floor area of a principal use building, except detached dwellings, schools and hostels, is 2,000 square metres or a floor space ratio of 0.25, whichever figure is lower.
 - (6) The maximum permitted gross floor area of a church is 400 square metres.
 - (7) The maximum permitted gross floor area of a clubhouse ancillary to a golf course is 2,000 square metres.

Height

- (8) The maximum permitted height of a detached dwelling and hostel building is 10.7 metres.
- (9) The maximum permitted height of a principal use building, except a detached dwelling and hostel building, is 14 metres.

Site Area

- (10) The minimum permitted parcel area is 4 hectares.

Site Coverage

- (11) No regulations.

Setbacks

- (12) The minimum permitted building setback from all parcel boundaries is 10 metres except as otherwise specified in this Section.
- (13) The minimum permitted rear and side setbacks for a hostel building are 20 metres.
- (14) The minimum permitted setback for recreation buildings is 30 metres, except where a parcel is located adjacent to a Residential zone, then the minimum permitted setback is 50 metres from a Residential zone.
- (15) The minimum permitted setback for buildings used for utility, resource use, sewage disposal treatment plant buildings and related activities is 60 metres. (Bylaw No. 1898)

Off-Street Parking and Loading

- (16) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

- (17) The minimum permitted gross floor area for a detached dwelling is 46.5 square metres.
- (18) The minimum permitted gross floor area for a hostel is 100 square metres.

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- (19) A minimum of 50 percent of the gross floor area used for sleeping accommodation in a hostel shall be provided in one or more dormitories.
 - (20) The maximum permitted floor area to be used for sleeping accommodation is not to exceed 50 percent of the total floor area of a hostel.
 - (21) The minimum permitted floor area in a sleeping unit or dormitory is 3.0 square metres per bed.
 - (22) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 80 square metres or less than 32.5 square metres.
 - (23) An auxiliary residential dwelling unit is not permitted to contain more than one bedroom, one bathroom, one kitchen and one living room.
 - (24) A maximum of one detached dwelling or hostel is permitted per parcel