

3.11 Setback and Buffering from ALR

Standard Setback

Bylaw
871-204

1. The required minimum *setback* of the *principal building* from land in the A1 zone or Agricultural Land Reserve is 15.0 m (49.2 ft.) as set out in the regulations table for each *zone*, except where provisions of Section 23 (1) of the Agricultural Land Commission Act apply, the applicable setback for the zone applies.

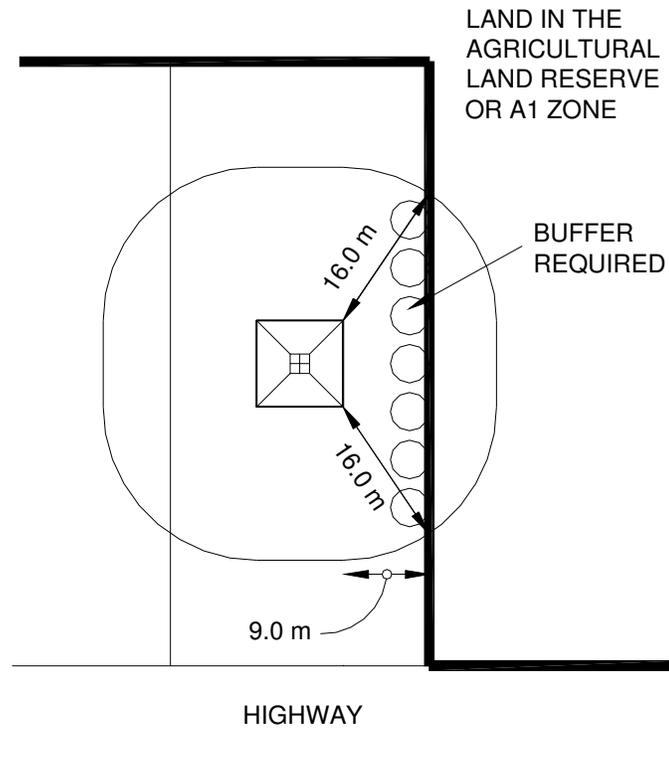
Reduced Setback in RU and R zones

2. In an RU and *R zone*, the required *setback* of the *principal building* from the A1 zone or *ALR* is reduced to 9.0 m (29.5 ft.) if a level 1 buffer is provided and maintained.

Level 1 Buffer Requirements

3. When required, a level 1 buffer shall be provided and maintained in an *R zone* in the following location:
 - a) along the *parcel* line adjacent to the A1 zone or *ALR* boundary, and
 - b) along a *parcel* line located across a *lane* from the A1 zone or *ALR* boundary.
4. When required, a level 1 buffer shall be provided and maintained in an *RU zone* in the following location:
 - a) Along the *parcel* line adjacent to the A1 zone or *ALR* boundary, where the *parcel* line is located within 16.0 m (52.5 ft.) of any part of the *principal building*, as shown in Figure 3.1, and
 - b) Along the *parcel* line located across a *lane* from the A1 zone or *ALR* boundary, where the *parcel* line is located within 16.0 m (52.5 ft.) of any part of the *principal building*.

Figure 3.1
Buffer in RU zone



5. A level 1 buffer shall be 3.0 m (9.8 ft.) wide and consist of
 - a) a *solid screen* at least 2.0 m (6.6 ft.) high located along the *parcel* line adjacent to land in the A1 zone or *ALR*, and
 - b) a continuous screening evergreen hedge with plants at less than 1.0 m (3.3 ft.) on centre, and
 - c) trees at least 2.0 m (6.6 ft.) high, with a trunk diameter of at least 5.0 cm (2.0 in.) measured 15.0 cm (6.0 in.) above the ground, planted at less than 5.0 m (16.4 ft.) on centre, as illustrated in Figure 3.2 below

Figure 3.2
Level 1 Buffer

