



### Legend

#### SSI SGI Zoning

- <all other values>
- AGRICULTURE
- Agriculture
- Agriculture 1
- Agriculture 1 (zone variant a)
- Agriculture 1 (zone variant b)
- Agriculture 1 (zone variant c)
- Agriculture 1 (zone variant d)
- Agriculture 1 (zone variant e)
- Agriculture 1(f)
- Agriculture 2
- Agriculture 2 (zone variant a)
- Automotive Commercial
- COMMERCIAL 1
- COMMERCIAL 2
- COMMERCIAL 2 (a)
- Commercial
- Commercial 1
- Commercial 1 (zone variant a)
- Commercial 1 (zone variant b)
- Commercial 1 (zone variant c)
- Commercial 1 (zone variant d)
- Commercial 1 (zone variant f)
- Commercial 1 (zone variant g)
- Commercial 1(zone variant a & b)

1: 2,000



0.1 0 0.05 0.1 Kilometres

NAD\_1983\_UTM\_Zone\_10N  
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### Notes

Schedule "A" of Capital Regional District Bylaw No. 2040  
Juan de Fuca Land Use Bylaw

**9.0 RURAL RESIDENTIAL 5 ZONE - RR-5**

**9.01 Permitted Uses**

In addition to the uses permitted in Section 4.15 of Part 1 of this Bylaw, the following uses and no others shall be permitted in the Rural Residential RR-5 Zone:

- (a) One-family dwelling;
- (b) Two-family dwelling;
- (c) Home Based Business Categories One and Two; *Bylaw 3705*
- (d) Community Care Facilities;
- (e) Agriculture;
- (f) Two Boarders or Lodgers;
- (g) Secondary suite pursuant to Part 1, Subsection 4.19; *Bylaw 2674*
- (h) Detached Accessory Suites pursuant to Part 1, Subsection 4.20. *Bylaw 3605*

**9.02 Minimum Lot Size for Subdivision Purposes**

Minimum lot size shall be 0.4ha.

**9.03 Number of Residential Buildings**

One one-family dwelling or one two-family dwelling is permitted on a lot.

**9.04 Minimum Ground Floor Area**

The minimum ground floor area for each dwelling unit is 80m<sup>2</sup>.

**9.05 Minimum Average Width**

The minimum average width of a dwelling unit, excluding accessory porches, sheds, garages, carports and non-factory additions shall be not less than 7m.

**9.06 Height**

Maximum height shall be 9m.

**9.07 Lot Coverage**

Lot coverage shall not exceed 25 percent.

**9.08 Maximum Size of Residential Buildings**

Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral: *Bylaw 3705*

- (i) On lots of less than 1ha in area, residential buildings and structures shall not exceed a Floor Area Ratio of 0.45 or a Total Floor Area of 418m<sup>2</sup>, whichever is less;
- (ii) On lots of 1ha or more in size, residential buildings and structures shall not exceed a Floor Area Ratio of 0.45.

Schedule "A" of Capital Regional District Bylaw No. 2040  
Juan de Fuca Land Use Bylaw

**9.09 Yard Requirements**

- (a) Minimum front yard shall be 7.5m;
- (b) Minimum side yard shall be 6m; except that for lots of greater than 1ha in size and where residential uses exceed a Total Floor Area of 418m<sup>2</sup>, minimum side yards shall be 15m each side;
- (c) Minimum flanking yard shall be 6m CTS;
- (d) Minimum rear yard shall be 10m. *Bylaw 2171*

**9.10 Setbacks for Agricultural Uses**

Farm buildings and structures for agriculture use shall be not less than 30m from the front lot line and not less than 15m from any other lot line; excludes greenhouses accessory to residential uses.

*Bylaw 2171*

Schedule "A" of Capital Regional District Bylaw No. 2040  
Juan de Fuca Land Use Bylaw

**4.18 KEEPING OF ANIMALS IN RESIDENTIAL, MULTIPLE FAMILY RESIDENTIAL AND RURAL RESIDENTIAL ZONES**

- (1) The keeping of horses, cattle, sheep, and goats shall be prohibited in the Residential, Multiple Family Residential and Rural Residential Zones, on lots of less than 2000m<sup>2</sup>;
- (2) Rabbits shall be permitted as follows in Residential, Multiple Family Residential and Rural Residential Zones:
  - (a) On lots up to 1000m<sup>2</sup>, 6 rabbits;
  - (b) On lots of 1000m<sup>2</sup> to 2000m<sup>2</sup>, 12 rabbits;
  - (c) On lots of 2000m<sup>2</sup> and above, 18 rabbits; and provided that, notwithstanding Section 4.01 of Part 1 of this Bylaw, buildings or structures for their keeping shall be located at least 6 m from side, flanking and rear lot lines and not located within front yards.

**4.19 SECONDARY SUITES**

*Bylaw 2674*

- (1)
  - (a) Secondary suites will only permitted in the principal single family dwelling;
  - (b) Secondary suites are not permitted in an accessory building(s), two-family dwellings (Duplexes), townhouses and mobile homes;
  - (c) The secondary suite shall not occupy more than 40% of the habitable floor area of the single family dwelling unit; *Bylaw 3605*
  - (d) The floor area of a secondary suite shall not exceed 90m<sup>2</sup>; *Bylaw 3605*
  - (e) Only one secondary suite or one detached accessory suite shall be permitted per lot; *Bylaw 3605*
  - (f) An owner of the lot must occupy either the secondary suite or the single family dwelling; *Bylaw 3605*
  - (g) The keeping of boarders and lodgers shall not be permitted within a single family dwelling containing a secondary suite; *Bylaw 3605*
  - (h) As a secondary suite is accessory to a principal dwelling, a secondary suite cannot be registered as a building strata. *Bylaw 3973*
- (2) A building permit must be obtained for a secondary suite. An assessment of the property's ability to accommodate an increase in onsite sewerage capacity i.e., that the system is capable of supporting the additional effluent flow produced by the suite is required. An Authorized Person as defined in the *Public Health Sewerage System Regulation* is to conduct the assessment and determine whether an expansion of the existing system would be possible and submit a letter either authorizing the existing system is satisfactory or requiring specific upgrades; *Bylaw 3605*
- (3) One off street parking space in addition to those required for the principal residential use shall be provided;
- (4) Secondary suites shall only be permitted in those zones in this bylaw which allow secondary suites;
- (5) Proof of source of potable water, in addition to the quantity required for the principal dwelling unit, of at least 1400 litres per day. *Bylaw 3605*

Schedule "A" of Capital Regional District Bylaw No. 2040  
Juan de Fuca Land Use Bylaw

**4.20 DETACHED ACCESSORY SUITES**

*Bylaw 3605*

- (a) A detached accessory suite shall only be permitted in those zones in this bylaw which allow detached accessory suites, and if the parcel size is 0.4ha or greater;
- (b) Only one detached accessory suite or one secondary suite shall be permitted per lot;
- (c) The detached accessory suite can be freestanding or combined with an accessory building;
- (d) A building permit must be obtained for a detached accessory suite. An assessment of the property's ability to accommodate an increase in onsite sewerage capacity i.e., that the system is capable of supporting the additional effluent flow produced by the suite is required. An Authorized Person as defined in the *Public Health Sewerage System Regulation* is to conduct the assessment and determine whether an expansion of the existing system would be possible and submit a letter either authorizing the existing system is satisfactory or requiring specific upgrades;
- (e) Proof of source of potable water, in addition to the quantity required for the principal dwelling unit, of at least 1400 litres per day;
- (f) The floor area of a detached accessory suite shall not be smaller than 33.4m<sup>2</sup> and not exceed 90m<sup>2</sup>;
- (g) The maximum height of an accessory building used for a detached accessory suite shall be 7m to the peak of the roof; *Bylaw 3849*
- (h) Detached accessory suites must be located within the same side and rear yard setbacks as the principal dwelling; *Bylaw 3849*
- (i) One additional on-site parking space shall be provided for a detached accessory suite;
- (j) Access to the detached accessory suite is to be provided from the same road access that provides access to the principal dwelling. In cases where a separate access for the detached accessory suite is required this access must first be approved by the Ministry of Transportation and Infrastructure prior to access construction or final approval by the Capital Regional District; *Bylaw 3705*
- (k) The detached accessory suite may be in the form of manufactured or modular home but shall not exceed a length of 13m, but does not include a Recreation Vehicle or Travel Trailer;
- (l) An owner of the lot must occupy either the detached accessory suite or the principal dwelling;
- (m) The keeping of boarders and lodgers shall not be permitted within a single family dwelling on a lot containing a detached accessory suite;
- (n) A bed and breakfast use shall only be permitted in the principal dwelling unit on a lot containing a detached accessory suite;
- (o) A detached accessory suite is not permitted on a lot with a two-family dwelling; *Bylaw 3705*
- (p) As a detached accessory suite is accessory to a principal dwelling, a detached accessory suite cannot be registered as a building strata. *Bylaw 3973*