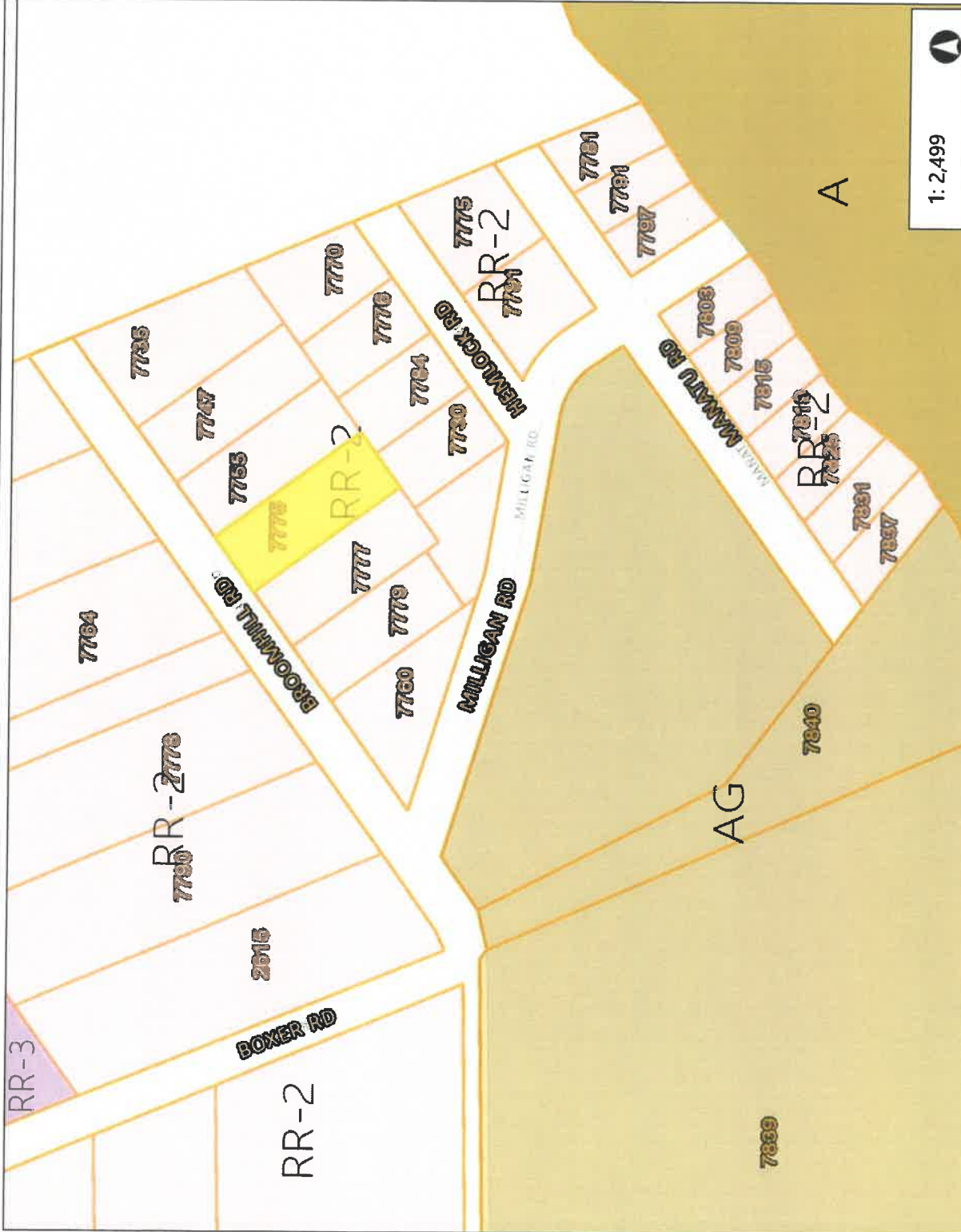


7775 BROOMHILL ROAD-Zoning RR-2



1:2,499



0.1 Kilometres



Important: This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. This map is not for navigation. The CRD will not be liable for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.

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)

Notes

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

6.0 RURAL RESIDENTIAL 2 ZONE - RR-2

6.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others are permitted in the Rural Residential 2 RR-2 Zone:

- (a) One-family dwelling;
- (b) Two-family dwelling;
- (c) Agriculture;
- (d) Horticulture;
- (e) Silviculture;
- (f) Two Boarders or Lodgers;
- (g) Farm Buildings on Farms;
- (h) Home Based Business Categories One, Two and Three; *Bylaw 3705*
- (i) One travel trailer or one camper may be permitted in conjunction with a permitted residential use on a lot, which may be used but not rented for the temporary accommodation of guests or visitors;
- (j) Secondary suite pursuant to Part 1, Subsection 4.19; *Bylaw 2674*
- (k) Detached Accessory Suites pursuant to Part 1, Subsection 4.20. *Bylaw 3605*

6.02 Minimum Lot Size for Subdivision Purposes

- (a) Minimum lot size is 1ha;
- (b) Notwithstanding Section 6.02(a) of Part 2 of this Bylaw, when the area of the original lot being subdivided is 40ha or more, then lot averaging may be permitted with an average lot size of 1ha and a minimum lot size of 0.5ha;
- (c) Notwithstanding Sections 6.02(a) and (b) of Part 2 of this Bylaw, lot sizes for subdivision purposes shall be 1ha average and 0.5 ha minimum for Lot 1, Plan 24917, Sec. 10, Otter District;
- (d) Notwithstanding Section 6.02(a) of Part 2 of this Bylaw, when the area of the original lot being subdivided is 40ha or more, minimum lot size may be reduced by a maximum of 20% pursuant to Section 904 of the *Local Government Act* where the following amenities are provided:
 - (i) fish habitat protection measures, and
 - (ii) public amenity land dedication other than that required under Section 941 of the *Local Government Act*. *Bylaw 3156*

6.03 Number of Residential Buildings

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

6.04 Height

Maximum height shall be 9m.

6.05 Lot Coverage

Lot coverage shall not exceed 25 percent

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

- 6.06 **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 418m², 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.
- 6.07 **Yard Requirements**
- (a) Front yards shall be a minimum of 7.5 m;
 - (b) Side yards shall be a minimum of 6m; except that for lots of greater than 1ha in size and where residential uses exceed a Total Floor Area of 418m², minimum side yards shall be 15m each side;
 - (c) Flanking yards shall be a minimum of 6m CTS;
 - (d) Rear yards shall be a minimum of 10m.
- 6.08 **Yard Requirements for Agricultural Buildings and Structures** Buildings and structures for agricultural use shall be not less than 30m from the front lot line and not less than 15m from any other boundary of the lot.

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 2000m²;
- (2) Rabbits shall be permitted as follows in Residential, Multiple Family Residential and Rural Residential Zones:
 - (a) On lots up to 1000m², 6 rabbits;
 - (b) On lots of 1000m² to 2000m², 12 rabbits;
 - (c) On lots of 2000m² 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 90m²; *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 33.4m² and not exceed 90m²;
- (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