

Appendix D: Rural Residential 3 (RR-3) Zone

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

**7.0 RURAL RESIDENTIAL 3 ZONE - RR-3**

**7.01 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 3 RR-3 Zone:

- (a) One-family dwelling;
- (b) Two-family dwelling;
- (c) Home Based Business Categories One, Two and Three; *Bylaw 3705*
- (d) Agriculture;
- (e) Two Boarders or Lodgers;
- (f) Farm buildings on farms;
- (g) Veterinary Clinics and Animal Hospitals;
- (h) Secondary suite pursuant to Part 1, Subsection 4.19; *Bylaw 2674*
- (i) Detached Accessory Suites pursuant to Part 1, Subsection 4.20. *Bylaw 3605*

**7.02 Minimum Lot Size for Subdivision Purposes**

- (a) Minimum lot size shall be 2 ha;
- (b) Notwithstanding Section 7.02(a) of Part 2 of this Bylaw, when the area of the original lot being subdivided is 60ha or more, then lot averaging may be permitted with an average lot size of 2ha and a minimum lot size of 1ha;
- (c) Notwithstanding Sections 7.02(a) and (b) of Part 2 of this Bylaw, lot sizes for subdivision purposes shall be 1ha average and .5 ha minimum for Part Lot 3, Sec. 51, Plan 39570 Except Plan 41935 as shown shaded on Plan No. 29 described in Bylaw 2437. *Bylaw 2437*

**7.03 Number of Residential Buildings**

One one-family dwelling or one two-family dwelling is permitted per lot.

**7.04 Height**

Maximum height shall be 9m.

**7.05 Lot Coverage**

Maximum lot coverage shall be 15 percent.

**7.06 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*
- (a) 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;
  - (b) On lots of 1ha or more in size, residential buildings and structures shall not exceed a Floor Area Ratio of 0.45.

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| 7.07 | <b><u>Yard Requirements</u></b>  | (a) Front yards shall be a minimum of 7.5m;<br>(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 418m <sup>2</sup> , minimum side yards shall be 15m each side;<br>(c) Flanking yards shall be a minimum of 6m CTS;<br>(d) Rear yards shall be a minimum of 10m. |
| 7.08 | <b><u>Yard Requirements for Buildings and Structures for Livestock or Keeping of Animals</u></b> | (a) Front yards shall be a minimum of 90m;<br>(b) Side, flanking and rear yards shall be a minimum of 30m each.  |
| 7.09 | <b><u>Yard Requirements - Other Farm Buildings</u></b>   | (a) Front yards shall be a minimum of 30m;<br>(b) Side, Flanking and Rear yards shall be a minimum of 15m.   |