

Appendix C: Rural 2 (RU2) Zone Regulations

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

**3A.0 RURAL 2 ZONE – RU2**

*Bylaw 4259*

**3A.01 Permitted Principal Uses & Buildings**

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others shall be permitted by the Rural 2 RU2 Zone:

- (a) Agriculture;
- (b) Farm Buildings on Farms;
- (c) Residential;
- (d) One-family Dwelling.

**3A.02 Permitted Accessory Uses**

- (a) Accessory buildings and structures ancillary to a permitted use pursuant to Part 1, section 4.01;
- (b) Secondary Suite pursuant to Part 1, Subsection 4.19;
- (c) Detached Accessory Suite pursuant to Part 1, Subsection 4.20;
- (d) Home Based Business Categories One, Two and Three;
- (e) Two Boarders or Lodgers;
- (f) One recreation vehicle 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;
- (g) Composting of waste generated on-site.

**3A.03 Minimum Parcel Size for Subdivision Purposes**

- (a) The minimum lot size is 4 ha.

**3A.04 Density**

- (a) One one-family dwelling per lot is permitted.
- (b) One secondary suite or one detached accessory suite per lot is permitted.
- (c) Farm buildings and structures shall not exceed a total floor area 1,000m<sup>2</sup>.
- (d) Residential buildings and structures shall not exceed a total floor area of 418 m<sup>2</sup>.

**3A.05 Height**

- (a) The maximum height of principal buildings is 11 m.

**3A.06 Lot Coverage**

- (a) The maximum lot coverage shall be 10%.

**3A.07 Yard Requirements**

- (a) Residential buildings and structures shall be set back a minimum of:
  - a. 7.5 m from the front lot line;
  - b. 6 m from side lot lines;
  - c. 10 m from the rear lot line; and
  - d. 6 m CTS from flanking lot lines.
- (b) Except for grazing of livestock and growing of agricultural crops, agricultural uses and farm buildings shall be set back a minimum of:
  - a. 30 m from the front lot line;
  - b. 15 m from side, rear and flanking lot lines.

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**3A.08 Watercourse Setbacks**

- (a) Agricultural uses and farm buildings and structures shall be a minimum of 15 m from the natural boundary of a watercourse.

**3A.09 Definitions**

- (a) For the purpose of the RURAL 2 zone – RU2, the following definitions apply:

**Agriculture** means the growing, rearing, producing or harvesting agricultural crops or livestock; apiculture; horticulture; silviculture; the use and storage of associated farm machinery, implements and agricultural supplies; includes the ancillary sale, storage and processing on a parcel of the primary products harvested, reared or produced on that parcel; excludes intensive agriculture, intensive agriculture – medical marihuana, licenced cannabis production pursuant to the *Cannabis Act*, kennels, aquaculture, growing of mushrooms within a building and the permanent confinement of livestock or animals of any kind within a building.

**Farm Building** means a structure which does not contain a residential occupancy and is: i) associated with and located on land devoted to the practice of farming; and ii) used essentially for the housing of agricultural crops or equipment or livestock including storage and processing of agricultural products produced on site; but excludes abattoirs, indoor equestrian riding arenas, and buildings for the permanent confinement of livestock or animals of any kind.