

Appendix E: Rural Residential 2 (RR-2) Zone

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

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| 6.06 | <u>Maximum Size of Residential Buildings</u> | Provided applicants having either met the <i>Sewerage System Regulation</i> (e.g., a filing) or acceptance by VIHA via referral: <i>Bylaw 3705</i>
(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 ² , 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 | <u>Yard Requirements</u> | (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 418m ² , 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 | <u>Yard Requirements for Agricultural Buildings and Structures</u> | 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. |