

# RESIDENTIAL CORRIDOR ZONE

In November 2023, the Province of British Columbia introduced changes to the Local Government Act with the goal of increasing the speed and supply of new housing across BC. Municipalities are required to permit a minimum of three or four units on a lot, where historically only one or two housing units were allowed.

## What is the Residential Corridor Zone?

The Residential Corridor zone applies to 9% of land in the urban containment boundary, and closely aligns with the OCP Main Corridor Development Designation. This zone permits a maximum of four, six, or eight dwelling units, depending on lot size and supports more compact development forms.

## Key points to note

1

Any property that is not connected to municipal water and sanitary sewer services is limited to one principal dwelling and one suite, cottage, or carriage house.

2

The number of permitted dwelling units is not a guarantee of achievable density. Development proposals must comply with all other regulations, bylaws, BC Building Code and any legal encumbrances registered on title.

3

Most types of infill will require a Development Permit to ensure design aspects of development are consistent with The Official Community Plan Development Permit Guidelines - Schedule A, Section 9.

4

Secondary Suites and Duplexes have different building code requirements. While Secondary suites are easier to construct, they cannot be stratified, so consider your options before permit plans are created

## Learn More

Interested in reviewing the full zoning regulations and requirements? Check out the Zoning Bylaw online. To confirm what zone your property is located in, find your property on Central Saanich's Online GIS Portal by navigating to the "layer list" and selecting "zoning".

**Scan the QR codes below for quick access.**







**GIS**



**Zoning Bylaw**



## What are the Residential Corridor zoning requirements?

(RC) Zone							
	One Unit	Two Units	Three Units	Four Units	Six Units	Eight Units	
Lot Size Required	Existing Detached Dwellings constructed or issued a building permit, prior to June 30, 2024, are considered a permitted use for the purposes of the Zoning Bylaw.	Permitted	Permitted	Permitted on lots > 280-800m <sup>2</sup>	Permitted on lots > 800-1,200m <sup>2</sup>	Permitted on lots > 1,200m <sup>2</sup>	
Housing Forms		Dwelling + Secondary Suite, Duplex	Townhouses, Triplexes, Duplex + Suite	Townhouses, Du, Tri, and Fourplexes, suites	Townhouses, Houseplexes, suites, Apartment	Townhouses, Houseplexes, suites, Apartment	
Floor Area Ratio*		0.65			0.70	0.75	
Height		8m/2 Storeys above grade	11m/3 Storeys above grade				
Lot Coverage**		35%	45%		50%		
Parking Requirements		3-4 Stalls	3 Stalls	4 Stalls	6 Stalls	8 Stalls	
<b>Setbacks</b>							
Front Lot Line	Rear Lot Line	Exterior Side Lot Line		Interior Side Lot Line			
4m	7 m 3 m- habitable dwellings < 4.5 m tall	1.5 m for buildings up to 8 m 2.5 m for buildings up to 11 m		4.5m			
<b>Number of Residential Buildings</b>							
2 Residential Buildings							

*This guide is not a bylaw and is designed to assist you in understanding the process of creating small scale multi-unit housing in the District of Central Saanich. Please refer to the zoning bylaw for complete regulations.*

\*Floor area ratio (FAR) is the measurement of a building's total floor area in relation to the size of the lot/parcel

\*\*Lot Coverage refers to the total built footprint and includes structures like decks, accessory buildings, etc.