

RESIDENTIAL NEIGHBOURHOOD 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 Neighbourhood Zone?

The Residential Neighbourhood zone applies to 91% of land in the urban containment boundary, and closely aligns with the OCP Neighbourhood Residential Designation. This zone permits a maximum of four dwelling units, depending on lot size, in line with provincial requirements.

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



RESIDENTIAL NEIGHBOURHOOD ZONE

What are the Residential Neighbourhood zoning requirements?

(RN) Zone				
	One Unit	Two Unit	Three Unit	Four Unit
Lot Size Required	Permitted			Permitted on lots > 280m ²
Housing Forms	Detached Dwelling	Dwelling + Secondary Suite, Duplex	Townhouses, Triplexes, Duplex + Suite	Townhouses, Du, Tri, and Fourplexes, suites
Floor Area Ratio*	0.5		0.65	
Height	8m/2 Storeys above grade		11m/3 Storeys above grade	
Lot Coverage**	40% if <280m ² 35% if >280m ²		50% if <280m ² 45% if >280m ²	
Parking Requirements	2 Stalls	3-4 Stalls	3 Stalls	4 Stalls
Residential Buildings				
1 Residential Building on lots 280 m ² or less			2 Residential Buildings on lots greater than 280m ²	
Setbacks				
Front Lot Line	Rear Lot Line	Side Lot Line (int)	Side Lot Line (ext)	
6m	Between 3m-7m dependent on height	Between 1.5 m - 3.5 m dependent on height and parking layout	4.5m	

*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.

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.