



# Central Saanich

## **ZONING BYLAW NO. 2180, 2024**

This consolidation is a copy of a bylaw consolidated under the authority of section 139 of the *Community Charter*.  
(Consolidated on June 3, 2025)

Official copies of the bylaws can be found at Municipal Hall by contacting the Corporate Services department at 250.652.4444.



# Central Saanich

## Bylaw No. 2180, 2024 - Zoning



Central Saanich





**AMENDING BYLAW LISTING**  
to Appendix 'A' to Zoning Bylaw No. 2180, ADOPTED June 24, 2024  
Consolidated for Convenience & Amended to June 3, 2025

---

Amending Bylaw No.

2196

2172

2213

2194

2223

2233

Zoning Bylaw No. 2180 Amendments  
(Oldest to Newest)

Bylaw No.	Date Adopted	Description
2196	June 24, 2024	Bill 44 – Housing Amendments for Small Scale Multi-Unit Housing, Inside Urban Containment Boundary
2172	June 24, 2024	Bill 44 – Housing Amendments Outside of an Urban Containment Boundary
2213	Jan. 13, 2025	Text Amendment for Agricultural and Rural Accessory Dwelling Units
2194	Mar. 10, 2025	Text Amendment for 1183 Verdier Avenue (CD-3 (Brentwood Shopping Centre))
2223	May 12, 2025	Text Amendment for Light Industrial Zoning (Keating Business Park)
2233	May 12, 2025	Text Amendment for CD-1 to add Light Industrial Uses to Gateway Park



THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

**BYLAW NO. 2180**

A Bylaw to adopt a new Zoning Bylaw

---

**WHEREAS** the District of Central Saanich has in effect Land Use Bylaw No. 2072, 2021, containing zoning, subdivision and development, and sign regulations,

**AND WHEREAS** the Council of the Corporation of the District of Central Saanich wishes to repeal the Land Use Bylaw,

**AND WHEREAS** the *Local Government Act*, Part 14 authorizes a local government to adopt bylaws to divide the municipality in the District of Central Saanich into zones for the purpose of regulating land use management, and

**AND WHEREAS** the *Local Government Act* s. 464(2) does not require a public hearing if an official community plan is in effect and the bylaw is consistent with the official community plan, and

**NOW THEREFORE** the Council of the Corporation of the District of Central Saanich, in open meeting assembled, enacts as follows:

**1. CITATION**

This bylaw may be cited for all purposes as the **“Zoning Bylaw No. 2180, 2024”** and includes Schedule A – Zoning Map.

**Appendix ‘A’ to Zoning Bylaw No. 2180  
Adopted June 24, 2024 & Amended June 3, 2025**

**Table of Contents**

<i>THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH</i> .....	1
<b>PART 1 INTERPRETATION</b> .....	6
1      DEFINITIONS	6
2      APPLICATION OF OTHER STATUTES	22
3      INFORMATION NOTES	22
4      DIVISIONS	22
5      ABBREVIATIONS OF WORDS AND PHRASES	22
6      TERMS USED	22
<b>PART 2 ADMINISTRATION</b> .....	23
1      APPLICATION	23
2      INSPECTION	23
3      DIRECT ENFORCEMENT	23
4      VIOLATIONS	24
5      PENALTY	24
6      SEVERABILITY	24
<b>PART 3 PROHIBITIONS</b> .....	25
1      PERMITTED USES	25
2      PROHIBITED USES	25
3      PERMITTED NUMBER OF BUILDINGS	25
4      SITING, SIZE AND DIMENSIONS OF BUILDING AND STRUCTURES	25
5      OFF-STREET PARKING AND LOADING	25
6      SCREENING	26
7      DEVELOPMENT OF LAND AND NON-CONFORMING LOTS	26
<b>PART 4 GENERAL REGULATIONS</b> .....	27
1      USES PERMITTED IN ALL ZONES	27
2      NUMBER OF PRINCIPAL BUILDINGS	27
3      ACCESSORY BUILDINGS, STRUCTURES AND USES	28
4      OUTDOOR STORAGE USES	28
5      COMPOSTING USES	29

6	ADDITIONAL SETBACKS	30
7	FENCES	32
8	YARDS	32
9	COMBINED COMMERCIAL AND RESIDENTIAL USE	34
10	HOME OCCUPATIONS	34
11	ADDITIONAL DWELLING UNITS	35
12	ACCESSORY DWELLING UNIT	35
13	VETERINARY PRACTICE	36
14	CANNABIS PRODUCTION, AGRICULTURE USE	36
15	MARINA USE	37
16	WASTE AND RECYCLING	38
17	BED AND BREAKFAST	38
<b>PART 5 ZONING REGULATIONS.....</b>		<b>39</b>
1	ESTABLISHMENT AND EXTENT OF ZONES	39
2	INTERPRETATION OF ZONE REGULATIONS	39
3	ALPHABETICAL LISTING OF ZONE REGULATIONS	40
4	AGRICULTURE: A-1	44
5	FAIRGROUND AGRICULTURE: A-3	47
6	HISTORICAL ARTIFACTS AGRICULTURE: A-5	49
7	VETERINARY AGRICULTURE: A-6	51
8	AGRICULTURE: A-7	52
9	CORE COMMERCIAL: C-1	54
10	ARTERIAL COMMERCIAL: C-2	56
11	NEIGHBOURHOOD COMMERCIAL: C-3	57
12	NEIGHBOURHOOD COMMERCIAL (RESTRICTED): C-3A	58
13	SERVICE STATION COMMERCIAL: C-4	59
14	TOURIST COMMERCIAL: C-5	60
15	MARINA COMMERCIAL: C-6	62
16	BRENTWOOD LODGE MARINA COMMERCIAL: C-6A	63
17	TOURIST DISPLAY GARDEN: C-8	64
18	COMPREHENSIVE DEVELOPMENT ZONE 1: CD-1 (GATEWAY PARK)	65
19	COMPREHENSIVE DEVELOPMENT ZONE 2: CD-2 (CARRIAGE POINTE)	67
20	COMPREHENSIVE DEVELOPMENT ZONE 3: CD-3 (BRENTWOOD BAY)	



	SHOPPING CENTRE)	68
21	COMPREHENSIVE DEVELOPMENT ZONE 4: CD-4 (1970 KEATING CROSS ROAD)	70
22	COMPREHENSIVE DEVELOPMENT ZONE 5: CD-5 (CASA PROJECTS)	71
23	COMPREHENSIVE DEVELOPMENT ZONE 8: CD-8 (THE GENERATION)	73
24	COMPREHENSIVE DEVELOPMENT ZONE 9: CD-9 (MARIGOLD LANDS)	74
25	LIGHT INDUSTRIAL: I-1	78
26	EXTRACTION INDUSTRIAL: I-2	80
27	GENERAL INSTITUTIONAL: P-1	81
28	NEIGHBOURHOOD INSTITUTIONAL: P-1A	82
29	COMMUNITY INSTITUTIONAL: P-1C	83
30	FIRE HALL INSTITUTIONAL: P-1F	84
31	PARKS AND OPEN SPACE: P-2	85
32	PUBLIC UTILITY: P-3	86
33	RESIDENTIAL CORRIDOR (R-C):	87
34	RURAL ESTATE: RE-1	90
35	RURAL ESTATE: RE-2	92
36	RURAL ESTATE (WATER): RE-3	94
37	RURAL ESTATE (VARIABLE LOT SIZE): RE-4	96
38	RURAL ESTATE: RE-5	98
39	RURAL ESTATE RESIDENTIAL RE-6	99
40	RESIDENTIAL ATTACHED: RM-1	101
41	RESIDENTIAL ATTACHED (GROUND ORIENTED): RM-1G	103
41	RESIDENTIAL APARTMENT: RM-2	104
42	RESIDENTIAL ATTACHED: RM-3	106
43	RESIDENTIAL ATTACHED: RM-4	108
44	RESIDENTIAL ATTACHED: RM-5	109
45	RESIDENTIAL NEIGHBOURHOOD (R-N):	110
46	RESIDENTIAL INSTITUTIONAL: RP-1	113
47	RESIDENTIAL INSTITUTIONAL: RP-2	115
48	WATER AREA: W-1	116
49	WATER AREA BOAT HOUSE ZONE: W-1BH	117
50	WATER AREA: W-2	118

51	WATER AREA ZONE: W-2A	119
PART 6 OFF-STREET PARKING, LOADING AND SCREENING REGULATIONS .....		120
1	PROVISION OF OFF-STREET PARKING	120
2	OFF-STREET PARKING FOR NEW AND EXISTING BUILDINGS, STRUCTURES AND USES	120
3	USE OF PARKING FACILITIES	120
4	DEVELOPMENT AND MAINTENANCE STANDARDS FOR OFF-STREET PARKING	121
5	REQUIRED OFF-STREET PARKING	126
6	PROVISION OF BICYCLE PARKING SPACES	130
7	PROVISION OF OFF-STREET LOADING FACILITIES	131
8	OFF-STREET LOADING FOR NEW AND EXISTING BUILDINGS, STRUCTURES AND USES	131
9	DEVELOPMENT AND MAINTENANCE STANDARDS FOR OFF-STREET LOADING	132
10	REQUIRED OFF-STREET LOADING	132
11	REQUIREMENTS FOR SCREENING	132
PART 7 SCHEDULES .....		135
	DISTRICT ZONING MAP -- SCHEDULE TO ZONING BYLAW	136
	136	

## **PART 1 INTERPRETATION**

### **1 DEFINITIONS**

In this bylaw,

"Accessory" means a use, building or structure, which is customarily incidental, subordinate, and exclusively devoted to the principal use, building or structure on the same lot.

"Accessory Dwelling Unit" means a self-contained dwelling unit which is secondary to a principal residential dwelling; includes secondary suites within the principal dwelling or detached units in the form of cottages or carriage houses.

"Affordable Housing" means subsidized dwelling units provided in a multi-unit development rented at below market rates to low or moderate income households in accordance with a Housing Agreement, and for the purposes of the density benefit provisions of this bylaw, includes detached accessory dwelling units contributing to the supply of dwelling units for market rental.

"Agriculture" means the use of land for the husbandry of plants and livestock and includes:

- storage and sale of agricultural products as permitted by Orders 726/95 and 556/98 of the B.C. Agricultural Land Commission on the date of adoption of this bylaw; and,
- storage and repair of farm machinery and implements used on the individual farm on which the storage and repair is taking place, but does not include the use of land, buildings or structures for the growing of mushrooms.

"Agricultural Composting" means the production and storage of compost from agricultural wastes produced on the farm for farm purposes in accordance with the Agricultural Waste Control Regulation B.C. Reg. 131/92 or the production and storage of Class A compost in compliance with the Organic Matter Recycling Regulation B.C. Reg. 18/2002.

"Agricultural Equipment" means equipment used exclusively in the conduct of an agricultural use, but does not include a vehicle used primarily for the transportation of persons on a highway.

"Agricultural Exhibition Ground" means an area used for the display of agricultural products, arts, crafts, livestock or anything of an agricultural theme.

"Agricultural Fairground Use" means a commercial use of lands for purposes and events normally associated with agricultural expositions.

"Agricultural Processing Centre" means the use of land for the cleaning, sorting, and packaging of agricultural products.

"Art Gallery" means the use of premises for the display of paintings, drawings or other works of art.

"Assembly Use" means a use providing for the assembly of persons for religious, charitable, philanthropic, cultural, and private educational purposes; includes auditoriums, youth centres, social halls, and churches.



"Audio/Visual Production Facility" means the use of a building or buildings to produce sound and visual recordings, and includes studios for animation, film, sound, special effects, television, video and related activities.

"Automobile Service Station" means any building or land used for the retail sale of motor fuels and lubricants, the servicing and repair of motor vehicles and the sale of automobile accessories, but does not include motor vehicle body work, painting or structural repairs.

"Automobile Wrecking" means the use of land or buildings for storing, disassembling and sale of automobiles and automobile parts.

"Basement" means any part of a building between two floor levels that is partially or completely below grade and has a finished ceiling that is no more than 1.2 m above average natural grade. The basement is not to extend beyond the footprint of the first floor of the building and is limited to one storey.

"Bachelor Apartment" means a dwelling unit having no room designed to be used exclusively as a bedroom.

"Backyard Composting" means the composting of food waste or yard waste generated by the residents of a residential dwelling unit, the annual production of which does not exceed 20 cubic meters.

"Balcony" means a partially enclosed extension of an above grade floor.

"Barber and Beauty Shop" means the use of premises for washing, cutting, drying and styling hair, and associated personal grooming uses.

"Bed and Breakfast" means the commercial use of a single-family residential dwelling for the overnight accommodation of travellers and the serving of a breakfast meal only by an occupant of the dwelling unit in the dwelling.

"Breezeway" means a roofed passageway, with open sides, or sides that are partially enclosed, which is designed, built and used as a connection between two buildings, such as a Dwelling Unit and garage.

"Building" means a structure located on the ground, which is designed, erected or capable of providing support, enclosure or protection for persons, animals or property.

"Building Inspector" means the person appointed as such from time to time by the Council and includes any person designated by the Inspector to act on his behalf.

"Business Office" means the occupancy or use of a building for the purpose of carrying out business or professional activities, but specifically excludes retail stores and service businesses.

"Cannabis Production, Agriculture" means a federally licenced facility, permitted as Agricultural use, located in the Agricultural Land Reserve, used solely for the purpose of growing, cultivation, drying, testing, packaging, storage, or distribution of cannabis or any products containing or derived from cannabis.

"Cannabis Production, Industrial" means a federally licenced facility, used solely for the purpose of growing, cultivation, drying, testing, packaging, storage or distribution of cannabis or any products containing or derived from cannabis.

"Cannabis Retail" means the use of land or buildings providing for the sale of cannabis or any products containing or derived from Cannabis, and is not included in any other type of commercial or retail use permitted in the Land Use Bylaw.

"Caretaker's Dwelling" means residential accommodation for an employee providing on-site services.

"Carport" means an open-sided structure used or intended to be used for the storage of vehicles that is attached to a building and enclosed on no more than two sides, or as a standalone roofed structure on post and beams open on a minimum of three sides.

"Carriage House" means a Detached Accessory Dwelling Unit located within a two storey building.

"Car Wash" means the use of a structure or area providing for the cleaning of motor vehicles.

"Child Care Facility" means a facility licensed and used as such under the *Community Care and Assisted Living Act*.

"Church" means a building in which persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship.

"Civic Use" means a use providing for public functions under the auspices of a government body and includes offices, public schools and colleges, public hospitals, community centres, libraries, museums, fire halls, police stations and courts of law.

"Class A Bio Solids" means Bio Solids that meet the requirements of the Organic Material Recycling Regulation.

"Cold Storage Facility" means the use of a building or space specifically designed for the storage of goods that require refrigeration.

"Combined Commercial and Residential Use" means a commercial use combined on the same site or building with a dwelling unit.

"Combustible Liquid" means any liquid having a flash point at or above 37.8 degrees Celsius (100 F) and below 93.3 degrees Celsius (200 F).

"Commercial Vehicle" means a vehicle upon which is displayed or required to be displayed a commercial number plate issued pursuant to the *Commercial Transport Act* and, except in the case of a farm vehicle as defined in the Commercial Transport Regulations, a license plate issued pursuant to the *Local Government Act*

"Community Care Facility" means a care facility licensed pursuant to the *Community Care and Assisted Living Act*.

"Community Centre" means a community facility used for social, educational and cultural activities

without purpose of gain, providing meeting space, instruction in arts, crafts, culture, health, life skills or other programs designed to promote individual wellness.

"Community Institutional use" means the use of land for parks; playgrounds; playing fields, change rooms, washrooms, meeting rooms, sports equipment storage facilities, score booths and bleachers ancillary thereto; police and fire halls; community centres; schools; universities; colleges; kindergartens; pre-schools; Daycares, and libraries.

"Community Sewer System" means a sewage collection and disposal system that is owned and operated by a municipality or regional district.

"Community Water System" means a system of waterworks owned and operated by a water district, municipality, regional district, improvement district or a water utility.

"Composting" means the controlled biological oxidation and decomposition of organic matter to a state in which it is potentially beneficial to plant growth when used as a soil conditioner.

"Condominium Hotel" means a building consisting of three or more dwelling units, which units may be used for residential purposes or for travel accommodation.

"Convenience Store" means a retail store providing for the sale of items regularly used by households, including food, beverages, books, magazines and household accessories.

"Cooking Facility" means an area or room equipped or constructed so as to be capable of being equipped as a kitchen for the storage and preparation of food within a Dwelling Unit, containing equipment, devices and appliances or facilities for their installation including a kitchen sink, gas or electric range or stove, cabinetry for the storage of food or any other such cooking facility or any combination of such cooking facilities, and includes the arrangement of electrical wiring which provides the energy source and plumbing being used or intended to be used to service such facilities.

"Corner Lot" means a lot abutting two or more highways at their intersection or two parts of the same highway, such highways or parts of the same highway forming an interior angle of less than 135°.

"Cottage" means a Detached Accessory Dwelling located in a single storey building.

"Council" means the Council of the Corporation of the District of Central Saanich.

"Crawl Space" means an area within the outer perimeter of a building, located at or below finished grade, with a ceiling height measured from the surface of the floor to the underside of the structural floor above, of less than 1.5m.

"Daycare" means a nursery or childcare facility, licensed pursuant to the *Community Care and Assisted Living Act*.

"Deep Subsidy Affordable Housing" means dwelling units provided to residents selected from the Housing Registry with an income below the Deep Subsidy Income Limits established by BC Housing and secured through a Housing Agreement.



“Density Benefit – Detached Accessory Dwelling” means a cottage or carriage house constructed as a dwelling unit accessory to a Residential Single Family use, for the purpose of contributing to the housing supply of market rental accommodation.

“Detached Accessory Dwelling” means a self-contained dwelling unit which is secondary to a principal residential dwelling and is located on the same legal lot.

“Development” means the improvement of land pursuant to a Building permit.

“Display Garden” means a garden, greenhouse or other place in which flowers, herbs, shrubs or trees, flora and fauna are cultivated or grown for public display, exhibition or admission, and may also include a cultural, artistic or aesthetic display or production, to which a fee or price is charged, demanded or accepted and the sale of souvenirs and other related articles in conjunction with the public display.

“Drive-through Restaurant” means a commercial establishment where food or beverages are ordered and received by customers in motor vehicles via a designated drive-through lane, for consumption either on or off the premises.

“Drive-through Service” means the use of premises where customers order and receive services, food, beverages or other goods in their motor vehicles via one or more designated drive-through lanes, including but not limited to drug store or pharmaceutical goods, premises licenced under the *Liquor Control and Licensing Act*, banking services, and Drive-through Restaurant, but does not include uses which involve the fuelling, service, repair or washing of vehicles.

“Driveway” means a paved or unpaved private roadway providing access to a Highway other than an access route in a bare land strata plan.

“Duplex” – see “Residential Two Family”.

“Dwelling Unit” means one or more habitable rooms having collectively its own entrance from the exterior that is:

- used or intended to be used for the residential accommodation of not more than one family, having provision for living, sleeping and sanitary facilities and containing not more than one cooking facility, and
  - arranged such that the all areas of the dwelling unit are accessible from a single exterior entrance.
- A dwelling unit does not include a recreational vehicle, tents, yurts, or other similar structures.

“Electric Vehicle” (EV) means an automotive vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the vehicle’s batteries.

“Electric Vehicle Energy Management System” (EVEMS) means a system used to control EVSE loads through the process of connecting, disconnecting, increasing, or reducing electric power to the loads, and consisting of any of the following: a monitor(s), communications equipment, a controller(s), a timer(s), and other applicable device(s).

“Electrical Vehicle Supply Equipment” (EVSE) means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and

information exchange between a branch electric circuit and an EV.

"Energized" means electrically connected to, or is, a source of voltage.

"Equestrian or Riding Stable" means the use of premises for the keeping, breeding, raising, training, boarding and riding of horses.

"Exhibition Ground" means an area used for the display and demonstration of arts, crafts, livestock, or industrial products, and includes an area for trade fairs.

"Family" means one person or two or more persons related by blood, marriage, common-law relation, adoption or foster care, or up to six unrelated persons, jointly occupying a dwelling unit.

"Family Resource Centre" means a centre providing counselling services to the residents of the community, including offices and meeting space.

"Farm camping" means the use of a portion of a lot on which an agriculture use is being conducted, for the temporary accommodation of the travelling public in tents, on a seasonal basis, and for this purpose "temporary" means for not more than 30 consecutive days in one calendar year.

"Fence" means a vertical barrier of wood, masonry, wire, metal or other materials erected to enclose, screen or separate areas, and includes a railing, retaining wall, gate, pickets, trellis, tower or other screening.

"Fence Height" in respect of fences means the vertical distance between the top of any part of a fence and highest natural ground elevation within 1 metre in every direction of all parts of the fence, or from the bottom of the retaining wall where applicable. A fence may include one pedestrian opening with a gateway or archway structure no more than 2.5 m in height and 1.5 m in width.

"Fish Packing and Processing" means the loading, unloading, packing, processing, refrigeration, or warehousing of fish or fish products.

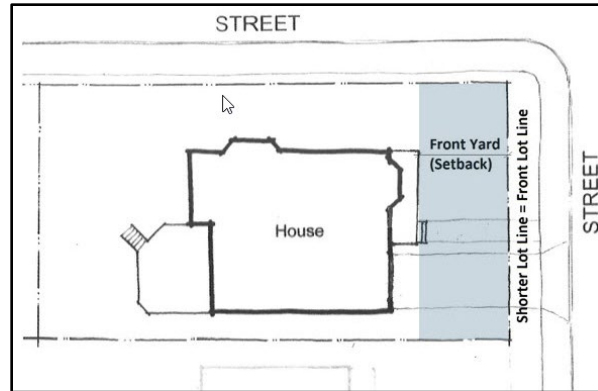
"Floor Area Ratio" means the figure obtained when the gross floor area of all buildings on a lot is divided by the lot area.

"Food processing" means the use of premises for the manufacturing of animal feed or the manufacturing of food or beverage products but excludes abattoirs and rendering plants.

"Front Lot Line" means the lot line that divides the lot from the highway or an access route in a bare land strata plan, provided that in the case of a corner lot the shorter lot line that abuts a highway or bare land access route shall be deemed to be the front lot line. In the case of a panhandle lot, the front lot line is any lot line adjoining and approximately perpendicular to the access strip, but excluding any lot line in the access strip.

"Front Yard" means that portion of a lot extending across the full width of the lot from the front lot line to the nearest structure or building on the lot.

***Information Note:*** The following graphic represents the front yard:



"Frontage" means the horizontal distance between side lot lines measured at the front property line of a fee simple lot or a bare land strata plan.

"Game Farm" means the use of land for the keeping and display of exotic animals and animals that are not ordinarily domesticated.

"Gas Bar" means premises used solely for the sale of motor vehicle fuel, lubricating oil and minor motor vehicle accessories directly to motorists, and does not include service bays for the repair of vehicles.

"General Light Industrial" - means an industrial activity and/or use including manufacturing, processing, assembling, fabricating, testing, servicing, repairing, storing, transporting, warehousing, wholesalers, and the distribution of products or materials directly associated with the industrial use on the lot. Activities on site shall not be offensive to the neighbouring areas by reason of smoke, dust or other airborne particles, odour, heat, or electrical or electronic interference.

"Gross Floor Area" means the total area of all floors of a building with a floor to ceiling height of 1.5 m or greater, measured to the extreme outer limits of the building, the centre of party walls, or support posts where applicable, and includes stairwells, but *excludes*:

- basement;
- carport;
- the first 28 m<sup>2</sup> of floor area of a garage in a Residential Single Family, Residential Two-Family, or Residential Attached;
- except for Residential Single Family, Residential Two Family or Residential Attached, any portion of an underground storey used for parking purposes, accessory storage areas, or areas containing mechanical equipment where that storey is located entirely below grade;
- unenclosed swimming pools, open balconies, porches, sun decks and stairways;
- any crawl space; and
- any elevator, electrical, or mechanical penthouse.

"Health Club and Fitness Centre" – means a facility used for the development of physical health and wellness either with or without instruction or coaching.

"Height" means the vertical distance from the natural grade at the perimeter of a building or structure to:

- the highest point of the roof surface of a flat roof having a roof pitch of 1:12 or less;
- the highest average level between the eaves and ridge of a sloping roof; and

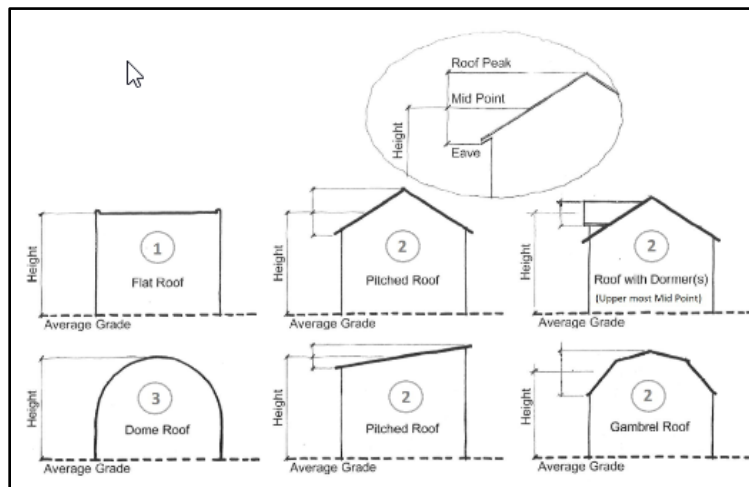


- the highest point of all other structures.

The measurement of height shall exclude the projection of the following above the surrounding roofline:

- chimneys, spires, aerials, flagpoles, vents and stacks;
- roof-mounted solar energy collection equipment including solar panels and solar water heating systems; and
- heating, ventilation, and air conditioning equipment, stairwells and guard rails, and elevator-lifting devices for other than Residential Single Family, Residential Two Family and Residential Attached uses and accessory uses thereto.

**Information Note:** The following graphic provides examples of how height is calculated for various roof forms:



"Highway" includes a street, road, lane, bridge, viaduct, and any other way open to public use, but does not include a private easement over private property.

"Historical Artifacts Museum" means the use of land and buildings for the storage, display and exhibition of machinery, structures and other objects of historical interest, including artifacts associated with the agricultural and industrial history of the Saanich Peninsula.

"Home craft products" means arts and crafts produced in the home.

"Home Occupation" means a commercial practice, occupation or craft conducted on residential premises.

"In-ground swimming pool" means a permanent, outdoor, water-filled enclosure constructed of concrete, plastic, fiberglass or similar material, having a depth of more than 0.5 metres, and intended primarily for swimming, bathing and diving, but shall not include a natural body of water or stream, or natural, dug or dammed pond primarily intended for aesthetic or agricultural purposes.

"Innovation Industrial" - means the provision of research and development, science, technology, engineering and mathematics (STEM) based services, analytical research or testing services including information technology, biotechnology, and energy and environmental technologies, and can involve the design, processing, manufacturing, storage and distribution of such technologies, including, but not limited to: electronics, electrical products; computer hardware, programming and software development;

telecommunications' systems including devices or similar equipment; precision engineering and robotics; pharmaceuticals; medical devices, batteries and fuel cells.

"Landscaping" means

- trees, shrubs, gardens, lawns and other vegetation,
- walkways and patios at grade,
- fences as permitted within a Zone,
- retaining walls less than 1.2 m in height, and
- pergolas, arbours, trellises less than 10 m<sup>2</sup> in area and 3.5 in height.

"Laundromat" means the use of a building for the cleaning and drying of laundry.

"Level 1" means a 120 Volt, 12- or 16-Amp continuous AC circuit as defined in the Society of Automotive Engineers (SAE) J1772 standard.

"Level 2" means a 208/240 Volt, less than or equal to 80 Amps continuous AC circuit as defined in the Society of Automotive Engineers (SAE) J1772 standard.

"Level 2 Managed" means Level 2 AC charging capability that varies electrical power to electric vehicle supply equipment (EVSE) loads.

"Light Manufacturing and Processing" means the design, research, manufacturing, processing, assembly, fabrication, storage, transportation, distribution and wholesaling of products including but not limited to: clothing; electronic equipment; food and beverages; furniture; glass; plastics; textiles; woodwork and millwork; and small machinery; and, the servicing, testing and repairing of goods and equipment entirely within a wholly-enclosed building that produces no noise, smoke, smell, toxic fumes, vibration and/or electrical or electronic interference that may in any way interfere with the use of any other land.

"Livestock" means rabbits, goats, sheep, swine, horses, cattle, poultry, fur-bearing animals as defined in the *Fur Farm Act*, or game as defined in the *Game Farm Act*.

"Lot" means the smallest unit into which land is subdivided into a single real estate entity as shown on records of the Land Title and Survey Authority as a fee simple or bare land parcel, and excludes any land identified as common property or limited common property on a bare land strata plan and does not include building strata lots.

"Lot Area" means the total area of the lot measured in a horizontal plane, excluding the area of the access strip in a panhandle lot.

"Lot Coverage" means the proportion of the lot area that is covered by buildings and structures, and for the purpose of calculation shall exclude fences, in-ground swimming pools, and eaves that extend up to 1.2 m from the exterior wall.

"Lot Depth" means the shortest horizontal distance between the front and rear lot lines.

"Lot Width" means the horizontal distance between side lot lines measured at right angles to the lot depth and 7.5 metres from the front lot line.

"Lumber and Building Materials Sales" means the wholesaling and retailing of lumber, plywood and building materials.

"Marina" means the use of land or the surface of the water for the sale or rental of boats, docking berths, marine engines and marine supplies, excluding the loading or unloading of fish or commercial goods.

"Medical/Dental Office" means the use of a building for the provision of services by members of the medical or dental professions Act.

"Minimum Charging Performance Standard" means a standard that outlines the minimum charging requirements for multiple EVs sharing the same power supply. It specifies the circuit breaker size required for a given number of EVs.

"Mini-warehousing" means the use of a wholly enclosed building for the storage of personal property in self-contained, self-storage units, each of which units has separate and exclusive access from either the exterior or interior of the building, but specifically excludes Storage Facility or Warehouse.

"Minor Repair Shops" means the use of a building by small-scale businesses for the carrying out of minor repairs on goods related to their particular specialization.

"Mobile Home" means any structure, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another by being towed or carried, complies with CSA Z240 standards for Manufactured (Mobile) Home Construction, and intended to provide:

- a dwelling or premises;
- a business office or premises; or
- accommodation for any other purpose,

"Model Aircraft Aerodrome" means an open area of land including a runway used or intended to be used as an airfield to operate radio-controlled scale model aircraft for recreational purposes.

"Municipality" means the Corporation of the District of Central Saanich.

"Natural Boundary" means the visible high water mark of any watercourse or the sea where the presence and action of the water are so common and usual and so long continued, as to mark on the soil of the bed of the watercourse or the sea a character distinct from that of its banks, in vegetation and in the nature of the soil.

"Natural Grade" means the average ground level recorded at the outermost corners of a building or proposed building as determined by survey and referenced benchmark prior to site preparation.

"Non-Farm Use"- means a use that is neither a farm use as defined by the *Agricultural Land Commission Act*, nor a use permitted in the Agricultural Land Reserve under the *Agricultural Land Reserve Use Regulation*.

"Outdoor Storage" means an area outside of an enclosed building where construction materials and equipment, solid fuels, lumber and new building materials, monuments and stone products, public service and utility equipment, or other materials, goods, products, equipment or machinery are stored, baled, placed, piled or handled, whether as a principal or an accessory use.

"Panhandle Lot" means any lot which is serviced by or gives access to a highway by means of a narrow strip of land that is part of the lot or is an access route in a bare land strata plan, which has a lot frontage less than the required lot frontage or 10% of the lot perimeter.

"Park" means an area or parcel of land consisting largely of open space dedicated, reserved or held as a place for outdoor recreational uses or preservation of the natural environment, and may include a recreational area, playground, playing field or similar use.

"Parking Lot" means an area, either outside or inside a building, used or intended to be used for the parking or storage of motor vehicles.

"Passageway" means a roofed corridor, breezeway, carport or other structure, which is designed, built and used as a connection between two groups of rooms or two buildings.

"Personal Service Use" means land, buildings and structures used for the provision of services related to the care and appearance of the body or the cleaning and repair of personal effects and includes dry cleaning establishments and laundromats, beauty parlours, barber shops, tailors and dressmakers, shoe repair, health spa, but excludes household equipment repair establishments and the provision of medical or health services.

"Potable Water" means water, which is approved for drinking purposes by the Medical Health Officer.

"Principal Building" means a building, which contains the chief or main use on a lot.

"Printing and Publishing" means the use of premises for printing, lithographing, or silkscreen printing; for platemaking or engraving as allied to the printing or publishing industries; for the publishing and printing of newspapers, magazines, periodicals, books, almanacs, maps, guidelines, pamphlets, flyers, or similar matter; or for book binding and associated binding operations as allied to the printing or publishing industries.

"Private Club" means the use of land and buildings by a specific group of individuals who belong as members to the club.

"Private Float Facilities" means the non-commercial use of floats, docks and wharves for the moorage of private vessels.

"Professional Engineer" means a person who is registered or duly licensed as such under the provisions of the *Engineers and Geoscientists Act of British Columbia*.

"Professional Practitioner" shall mean a person whose occupation requires by statute, licensing by or registration with, a self-governing body established by statute.

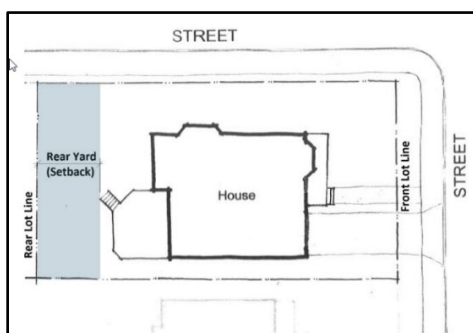
"Public Garage" means a building other than a private garage which is used for the servicing and minor repairing or equipping essential to the actual operation of motor vehicles or where such vehicles are parked or stored for remuneration, hire or sale, but not including the repairing of motor vehicle bodies.

"Public Utility" means the distributor of electricity, gas, water or television signals under the *Utilities Commission Act*, the *Local Government Act* or a Statute of Canada or British Columbia.

"Rear Lot Line" means the lot line opposite to and most distant from the front lot line, or where the rear portion of the lot is bounded by intersecting side lot lines, it shall be the point of such intersection.

"Rear Yard" means that portion of a lot extending across the full width of the lot from the rear lot line to the nearest structure or building on the lot.

**Information Note:** The following graphic represents a rear yard:



"Recreational Vehicle Campground" means a parcel of land, which is designed, developed, maintained, or capable of providing accommodation, on a temporary or seasonal basis, for recreational vehicles, plus accompanying towing or carrying vehicles.

"Recreational Vehicle" means a portable self-contained structure capable of being a temporary accommodation for travel, vacation or recreational use. Such structures include motor homes, truck trailers, and tent trailers.

"Recycling Facilities" means the use of land or buildings for the collection and sorting of paper fibres, glass, metals, plastics and other materials for the purpose of recycling and reselling of such materials to wholesale and retail recycling enterprises, but does not include auto wrecking and salvage yards.

"Research Laboratory" means the use of premises for the provision of analytical research or testing services to other businesses.

"Research and Development Facility" means the use of premises for carrying on investigation, research and development in science or technology, including information technology, biotechnology, and energy and environmental technologies, and may involve the design, processing, manufacture, storage and distribution of such technologies, including, but not limited to: electronics, electrical products; computer hardware, programming and software development; telecommunications' systems including devices or similar equipment; precision engineering and robotics; pharmaceutical preparations or materials; medical devices; and, batteries and fuel cells.

"Residential Apartment" means a building used for residential occupancy only, which consists of three or more dwelling units, each with individual principal access from an interior corridor, and which share external access to the building at grade or having direct access to the exterior.

"Residential Attached" means a building used for residential occupancy only, which consists of three or more dwelling units with each dwelling unit having its principal access at ground level,

"Residential Single Family" means a detached building consisting of only one principal Dwelling Unit used for residential occupancy only, which may include a secondary suite where permitted by this bylaw.

"Residential Two Family" means a building consisting of two principal dwelling units used for residential occupancy only.

"Restaurant" means an eating establishment providing for the sale of prepared foods and beverages to be consumed on the premises.

"Retail" means the selling of goods and services directly to the consumer.

"Retail Store" means a sales outlet contained under one roof providing for the retail sale and display of goods, other than gasoline.

"Retaining Wall" means a vertical structure of brick, stone, rock, timbers, concrete masonry or any other material constructed to hold back, stabilize or support an earthen bank due to differences in lot grades.

"Rural Tourism Use" means an organized activity, facility or enterprise in a rural setting, intended to promote agricultural operations and local farm products to the travelling public through educational exhibits and programmes and private or public special occasion events, and may include the seasonal accessory retail sale of agricultural products grown, raised or processed on local farms.

"Salvage Yard" means the use of land or buildings for the keeping or sale of used building products, rags, bottles, automobile tires, metal, other scrap or salvage materials but does not include recycling facilities.

"School" means an institution with no residential component, providing a curriculum of academic instruction up to completion of Grade 12, and which consists of a body of students organized as a unit for educational purposes under the direction of a principal, vice-principal, headmaster or director of instruction, including the teachers and other staff members associated with the unit.

"Seasonal" means May 01 to September 30 of each year.

"Secondary Suite" means an additional Dwelling Unit that is contained within a Residential Single Family building which is a single real estate entity. No portion shall be located in an accessory structure or building either detached from a Residential Single Family building or attached only by a passageway.

"Service Business" means a business providing a service to persons and their pets including barber and beauty shops, tailors, shoe repairs, dressmakers, photographers, pet grooming, dry cleaning, optical or watch repair, florists, laundromats, gift shops, book and stationery, small appliance repairs, and licensed professional practitioners.

"Shopping Centre" means a group of retail stores in one or more buildings designed as an integrated unit.

"Side Lot Line" means a lot line other than a front or rear lot line.

"Side Yard" means that portion of the lot extending from the front yard to the rear yard and lying between the side lot line and the nearest structure or building on the lot.

**Information Note:** The following graphic represents side yards:

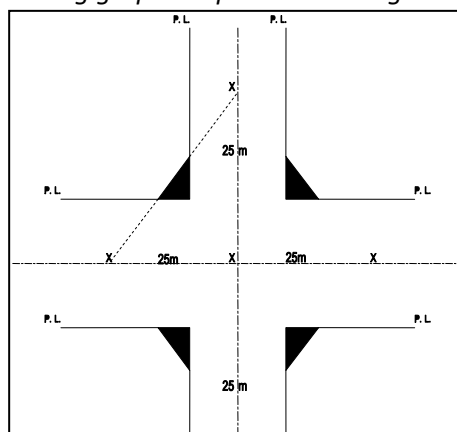


"Side Yard Exterior" means any side yard that abuts a highway or access road in a bare land strata plan.

"Side Yard Interior" means any side yard that does not abut a highway or access road in a bare land strata plan.

"Sight Triangle" means a corner of a lot located between abutting streets and a line connecting points on the centre lines of intersecting streets abutting the lot located 25 m from the intersection of said centre lines.

**Information Note:** The following graphic represents the sight triangle



"Small Scale Multi-Unit Development" means residential developments located on lands with a Land Use Designation in the Official Community Plan of Residential Neighbourhood (R-N), or Residential Corridor (R-C) having a minimum of three dwelling units.

"Standard Lot" means a lot that is not a panhandle lot.

"Storage Facility or Warehouse" means the use of a wholly enclosed building or portion thereof for the storage or warehousing of goods, material, machinery or equipment, and includes Cold Storage Facility, but does not include Mini-warehousing or storage accessory to a principal use of premises.

"Storage of Vehicle" means the placing of a vehicle that meets any three of the following conditions: outside a principal building or structure; obvious signs of rusting; positioned or fixed on blocks; dismantled; under repair; not displaying a current insurance validation decal or interim licence.

"Storage of a Boat" means the placing on land of a marine vessel that meets any two of the following conditions: stored for more than 18 months; has a current or expired commercial licence; more than 7.5 m long.

"Storage Yard" means an area outside of an enclosed building where construction materials and equipment, solid fuels, lumber and new building materials, monuments and stone products, public service and utility equipment, or other materials, goods, products, equipment or machinery are stored, baled, placed, piled or handled, whether as a principal or accessory use.

"Structure" means anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground, but shall not include driveways, parking areas, landscaping, and retaining wall less than 1.2 m in height.

"Tent" means a temporary structure, enclosure or shelter constructed of fabric or pliable material supported by a manner except by air or the contents it protects and is affixed to the ground only by lines and pegs and is not serviced or connected to any utility.

"Theatre" means a building or structure designed to stage public performances and show movies.

"Tiny Home" means a one storey detached dwelling designed to be capable of being transported and relocated to different sites, which may or may not be constructed with wheels, and is not supported by concrete piers or a foundation. Tiny homes do not include Mobile Homes.



"Trades' Workshop" means the use of enclosed premises for the storing, maintenance, and assembly of equipment and material for audio, electrical, plumbing, construction and related trades, including welding and machine shops, and indoor sign painting shops.

"Transient Moorage" means moorage at a wharf for a maximum duration of five consecutive days in any 30-day period.

"Travel Accommodation" means a building or buildings that have a common area for reception services that is used, or capable of being used, for the temporary accommodation of the travelling public for not more than 30 days continuously, of which each sleeping unit has its own contained washroom and bathing facility, and excludes bed and breakfasts or accommodation in a tent, camper vehicle, recreation vehicle or trailer.

"Tree Nursery" means the use of land for agriculture or horticulture and accessory product sales and garden supply sales, but specifically excludes the sale of agricultural or horticultural machinery.

"Truck Terminal or Courier Services" means the use of premises for the parking and servicing of trailers, containers, trucks and other motor vehicles involved in commercial transport, cartage, moving, delivery or related goods movement.

"Urban Settlement Area" means those lands within the Urban Settlement Area Boundary shown on Schedule A – Land Use Plan to Official Community Plan that identifies areas within the District where residential, commercial, industrial, institutional and other urban uses are permitted.

"Veterinary Practice" means the business carried out by a professional person licensed by, and in good standing with the B.C. Veterinary Medical Association, to carry out the profession of caring for the health and welfare of animals of all species.

"Visitor Attraction Use" means facilities, which operate as entertainment, or passive recreational attractions primarily for visitors and tourists by exhibiting objects of historical, cultural or educational interest or are associated with hobby or leisure-time pursuits, and may include the accessory retail sale of merchandise directly related to the use.

"Warehouse" means a building or structure in which goods are stored, or a repository for wholesale or retail merchandise.

"Watercourse" means any natural drainage course or surface source of water, whether usually containing water or not, and includes any lake, river, stream, creek, spring, ravine, swamp or gulch.

"Wholesalers" - means establishments or places of business primarily engaged in selling merchandise to other businesses, including: retailers; industrial, commercial, institutional, or professional businesses other wholesalers, and the general public; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such businesses.

"Width" in respect of a building means the lesser of the two horizontal dimensions of a building or structure and in the case of a mobile home means the width of the mobile home exclusive of any structural additions attached thereto which were not a part or intended to be a part of the mobile home when it was manufactured.

## 2 APPLICATION OF OTHER STATUTES

Definitions in the *Local Government Act*, *Land Title Act*, and the *Interpretation Act* are also applicable in the interpretation of this bylaw.

## 3 INFORMATION NOTES

Where a paragraph, sentence, or graphic in this bylaw is written in italics and is preceded by the words “Information Notes”, the contents of the paragraph, sentence, or graphic are provided only to assist in the understanding of the bylaw and do not form a part of it.

## 4 DIVISIONS

The divisions of this bylaw are referred to in accordance with the “Interpretation Act” as follows:

Part 1	Part
1.2	Section
1.2.3	Subsection
1.2.3(4)	Paragraph
1.2.3(4)(a)	Subparagraph
1.2.3(4)(a) (i)	Clause

## 5 ABBREVIATIONS OF WORDS AND PHRASES

The abbreviations of words and phrases in this bylaw shall mean:

m	metre(s)
mm	millimetre(s)
m <sup>2</sup>	square metres
ha	hectare
max	maximum
min	minimum
n/a	not applicable

## 6 TERMS USED

In this bylaw:

- 1 Unless the context specifies otherwise, reference to the singular includes a reference to the plural, and vice versa.
- 2 Unless the context specifies otherwise, references to a gender or gender-specific pronoun shall include all genders or gender-neutral pronouns,
- 3 Headings have been inserted for ease of reference only and do not form part of this bylaw.

- 4 If a word or expression is defined in this bylaw, other parts of speech and grammatical forms of the same word or expression have corresponding meanings.
- 5 Reference to any enactment includes any regulations, orders or directives made under the authority of that enactment; and to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.
- 6 Where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”.
- 7 Unless the context specifies otherwise, references to “building” shall include other structures intended for the same, or similar land use category.

## **PART 2 ADMINISTRATION**

### **1 APPLICATION**

- 1 This bylaw applies to the entire geographical area of the Municipality and to all land including the surface of water, airspace, buildings and structures in that area, but does not include First Nations Lands as identified on Schedule 1, Zoning Map.
- 2 Nothing contained in this bylaw shall relieve any person from the responsibility to seek out and comply with other legislation applicable to their undertaking.

### **2 INSPECTION**

In accordance with the Community Charter, the bylaw Enforcement Officer, Building Inspector, Municipal Engineer, Approving Officer and the Director of Planning and Building Services are hereby authorized to enter, at all reasonable times, upon any property subject to this bylaw to ascertain whether this bylaw is being observed, provided that reasonable steps have been taken to advise the owner or occupier before entering the property.

### **3 DIRECT ENFORCEMENT**

- 1 Whenever a person is directed by this bylaw to carry out a matter or thing, on default by that person, the matter or thing may be done at the expense of the person in default, and the Municipality may recover the expense, with interest at the same rate as is used for default taxes, in the same manner as municipal taxes.
- 2 Before acting on default of the person, the Municipality shall give 30 days’ written notice to the person, by double registered mail, of intent to enforce under this section, and invite the person to attend before Council.

#### **4 VIOLATIONS**

Every person who violates any of the provisions of this bylaw, or who suffers or permits any act or thing to be done in contravention of this bylaw, or who neglects to do or refrains from doing any act or thing, which is required by any of the provisions of this bylaw, commits an offence.

#### **5 PENALTY**

Every person who commits an offence under this bylaw shall, upon conviction, be liable for a fine in the maximum amount of \$10,000 and the costs of prosecution.

#### **6 SEVERABILITY**

If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any court, it shall be severed from this bylaw without affecting the validity of the remaining portions of this bylaw.

## **PART 3      PROHIBITIONS**

### **1    PERMITTED USES**

- 1      Land including the surface of water, airspace, buildings and structures in any zone shall be used only for the uses specifically permitted in the applicable zoning provisions of this bylaw.
- 2      With the exception of areas for display, loading, parking and outdoor storage uses, all operations and processes associated with a permitted use shall occur within a building or structure designed and intended for such use, unless the permitted use is otherwise defined to principally occur outdoors. This does not prohibit the outdoor use of land accessory to the principal use.

### **2    PROHIBITED USES**

- 1      Drive-through Services are prohibited in all zones.
- 2      Cannabis Retail is prohibited in all zones unless specifically authorized through a Temporary Use Permit and provincially licensed under the Cannabis Control and Licensing Act, or by a zoning amendment to approve Cannabis Retail as a permitted use.
- 3      Short-term vacation rental to the travelling public is only permitted in those zones that specifically include Travel Accommodation, Condominium Hotel, or Bed and Breakfast as a permitted use.
- 4      No person shall park a commercial vehicle having a gross vehicle weight in excess of 5,500 kilograms, or a length in excess of seven meters, or a height in excess of 2.4 meters, on a property within the General Residential Zones (R), or Multi-Unit Residential Zones (RM or RP).
- 5      The siting, erection or moving of a mobile home in the District is prohibited except for use as a Detached Accessory Dwelling unit in the Rural or Agriculture zones.

### **3    PERMITTED NUMBER OF BUILDINGS**

No lot shall have constructed or placed upon it more buildings or structures of any kind than are specified in this bylaw for the zone in which it is located.

### **4    SITING, SIZE AND DIMENSIONS OF BUILDING AND STRUCTURES**

No building or structure shall be constructed, reconstructed, placed, erected, altered, moved or extended and no sign shall be erected so as to contravene the requirements of this bylaw.

### **5    OFF-STREET PARKING AND LOADING**

No land including the surface of water, airspace, building or structure shall be used for any use unless the off-street parking and off-street loading requirements for that use have been provided in accordance with this bylaw.

## **6 SCREENING**

No land including the surface of water, airspace, building or structure shall be used for any use unless the screening requirements for that use set out in Part 6 have been complied with and the fencing or landscaping is being maintained so as to provide an effective visual screen.

## **7 DEVELOPMENT OF LAND AND NON-CONFORMING LOTS**

- 1 No land shall be subdivided or developed, except in compliance with the provisions of this bylaw.
  - (1) Where a lot that is zoned under this bylaw to permit residential or agricultural uses existed prior to June 28, 1999 (the enactment of Bylaw 1309) and the lot does not conform to the area or frontage provisions of this bylaw, such lot may be developed in accordance with the following regulations: all existing lots equal to or greater than 1560 m<sup>2</sup> (16,800 sq. ft.) in area may be developed either in accordance with the provisions of the Zone in which it is located, or in accordance with the provisions and requirements of the RE-4 zone, except that the lot may not be further subdivided according to the provisions and requirements of the RE-4 zone.

## **PART 4        GENERAL REGULATIONS**

### **1    USES PERMITTED IN ALL ZONES**

- 1        Land in every zone may be used for the installation and operation of underground water supply, sewage collection, drainage, gas distribution works, geothermal heating and cooling systems, parks, playgrounds and playing fields, hiking and bicycling paths, horse riding trails and ecological reserves, District fire hall or District fire training centre, and underground and above-ground telecommunication lines, including on any lot not more than one above-ground building with a height not exceeding 3.5 metres and a floor area not exceeding 50 m<sup>2</sup>.

### **2    NUMBER OF PRINCIPAL BUILDINGS**

- 1        Not more than one principal building shall be located on any lot in an RE zone.
- 2        Despite the above, in the Agriculture and Rural Estate , zones, whenever an owner makes application for a building permit to replace a dwelling unit on a lot which contains the maximum number of permitted dwellings, and the owner wishes to retain the dwelling for the sole purpose of occupying the existing dwelling during the construction of the new dwelling, it shall be lawful for the building permit to be issued so long as the owner:

Grants to the Municipality a covenant under s.219 of the Land Title Act in a form satisfactory to the Municipality by which the owner:

- (1)        covenants to demolish, remove or alter the existing dwelling to a comply with this bylaw in the manner set out in the covenant, forthwith upon completion of the new dwelling or upon the request of the municipality, whichever is earlier;
- (2)        authorizes the Municipality to enter the lands and cause the demolition, removal or alteration if for any reason the owner neglects or refuses to do so within 30 days of being requested to do so, and agrees to indemnify the municipality for all costs incurred in so doing;
- (3)        acknowledges that the Municipality may withhold an occupancy permit for the new dwelling until the existing dwelling has been demolished, removed or altered in accordance with the covenant; and
- (4)        Provides, in a form satisfactory to the Municipality, security to meet the reasonably anticipated costs of demolition, removal or alteration of the existing dwelling in the event that the Municipality causes that dwelling to be demolished, removed or altered.

### **3 ACCESSORY BUILDINGS, STRUCTURES AND USES**

- 1 In non-Agricultural zones, buildings and structures accessory to a permitted building or structure and uses accessory to a permitted use of a lot are permitted, unless otherwise specified, provided that:
  - (1) the principal use is being performed on the lot;
  - (2) a building for the purpose of the principal use has been constructed on the lot; or
  - (3) a building for the purpose of the principal use is in the process of being constructed on the lot.
- 2 In Agricultural zones, accessory buildings shall be permitted on the lot prior to the performance of the principal use and prior to the construction of the building for the purpose of the principal use.
- 3 No accessory building may be used or constructed so as to be capable of being used for human habitation, and without limiting the generality of that restriction no accessory building may contain sleeping accommodation, be equipped or constructed so as to be capable of being equipped for household activities related to the storage, preparation and consumption of food, or be equipped or constructed so as to be capable of being equipped with a bathtub or shower, except where detached accessory dwelling units are permitted in the bylaw and they are constructed in accordance with this bylaw, the BC Building Code and any other applicable District regulations.
- 4 In the W-1 and W-2 zones, geothermal heating and cooling systems shall be permitted as an accessory use to a permitted use on an adjacent upland lot.
- 5 Unless a building or structure is attached to a principal building by a completely enclosed structure having walls, roof and floor, it is for the purpose of this bylaw deemed not to be part of the principal building, but is deemed to be an accessory building or structure.

### **4 OUTDOOR STORAGE USES**

- 1 No lot shall be used for the storage of vehicles or as an automobile wrecking or salvage yard, unless explicitly permitted in the bylaw.
- 2 No front or side yard shall be used for outdoor storage, whether as an accessory or principal use, or for the storage of a boat.
- 3 No lot in any residential zone shall be used for outdoor storage as a principal use.
- 4 In the case of residential zones, an unlicensed vehicle shall not be parked or stored in the required Front Yard of a lot.



## 5 COMPOSTING USES

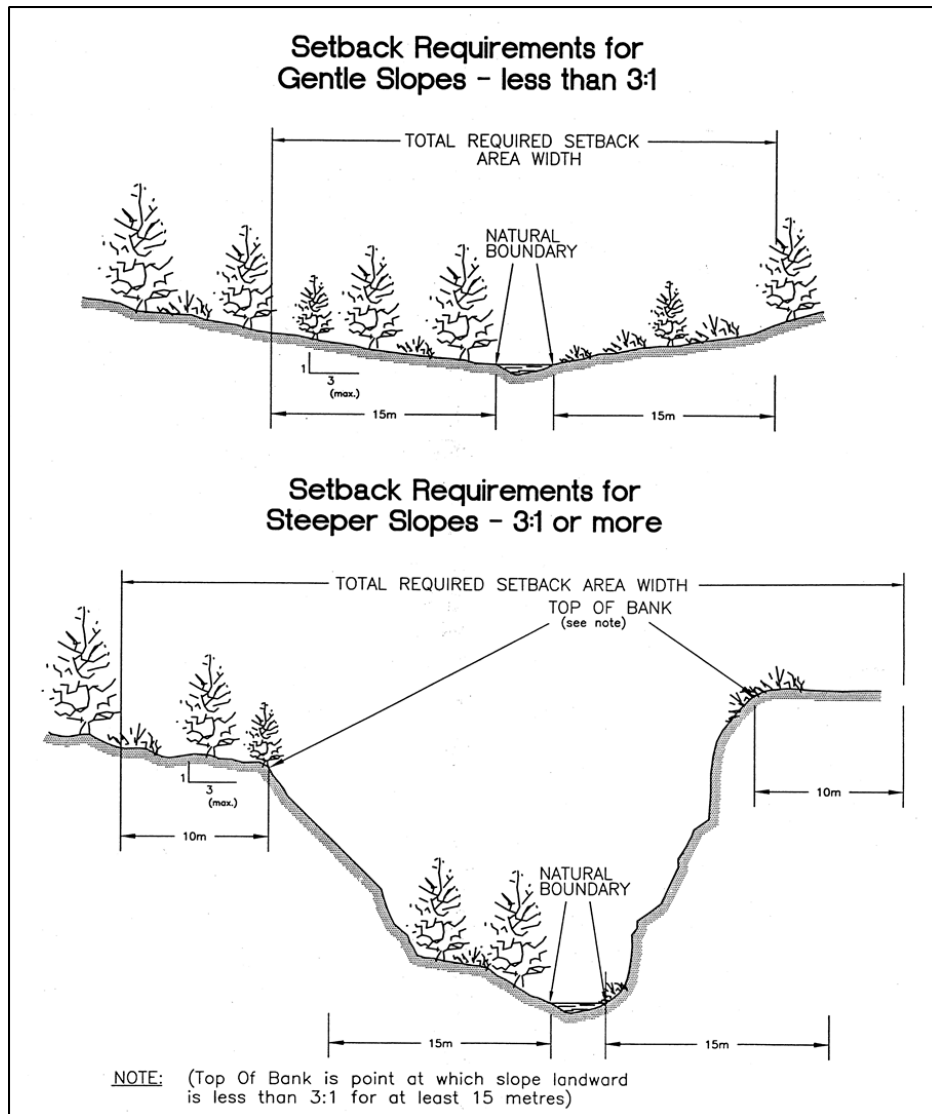
- 1 Composting is not permitted in any zone, except in accordance with this Section.
- 2 Backyard composting is permitted as an accessory use in every zone in which residential uses are permitted, but compost may not be sold from the premises and the production of compost is not a permitted home occupation.
- 3 Agricultural composting is permitted as an accessory use in the A1 zone, subject to the following regulations:
  - (1) Processing of composting material, including material undergoing initial decomposition and material undergoing secondary curing before being applied to land, must not occur within 30 meters of any parcel boundary or domestic water supply intake, nor within 15 meters of any natural watercourse or constructed ditch, but nothing in this Paragraph prohibits the application of finished compost to land. In the case of a farm business comprising more than one parcel of land, the siting requirements of this Paragraph in relation to parcel boundaries do not apply in relation to any parcel boundary not constituting an exterior boundary of the farm.
  - (2) Compost prepared in the agricultural zone must be applied to land that is included in the same farm business as the land on which the composting occurs, and may not be sold or removed from that premises on which it is produced, but nothing in this Paragraph prohibits the sale of bagged manure from farm roadside stands.
  - (3) Initial decomposition of food waste, sludge, septage, fats, oils and grease, brewery waste, plant matter derived from processing plants, hatchery waste, poultry carcasses, fish wastes, whey, milk processing waste and contaminated fibers must be contained in a closed reactor or vessel in which conditions such as moisture, temperature and oxygen levels can be closely monitored and controlled, and from which odors detectable by humans cannot escape.
  - (4) Materials referred to in Paragraph 4.5.3(3) undergoing secondary curing or being stored prior to initial decomposition must be stored on an impermeable surface and any leachate must be collected, so that contaminants leaching from the materials cannot enter the groundwater table.
- 4 Commercial composting is permitted as a principal use in the I-1 and I-2 zones, subject to the following regulations:
  - (1) Composting materials undergoing initial decomposition must be contained in a closed reactor or vessel in which conditions such as moisture, temperature and oxygen levels can be closely monitored and controlled, and from which odors detectable by humans cannot escape.
  - (2) Composting materials undergoing secondary curing or being stored prior to initial decomposition must be stored on an impermeable surface and any

leachate must be collected, so that contaminants leaching from the materials cannot enter the groundwater table.

- (3) Processing equipment may be operated only between the hours of 8 a.m. and 5 p.m. Monday to Saturday, excluding statutory holidays.
  - (4) Equipment for the shredding or grinding of materials must be located within a structure having solid walls and a roof so that any noise generated by the equipment is attenuated.
- 5 Every composting operation permitted by this bylaw must comply with the Organic Matter Recycling Regulation under the Waste Management Act and any bylaw of the Capital Regional District dealing with the operation of composting facilities.
- 6 Nothing in Section 4.5 of this bylaw restricts the nature of compost or other materials that may be applied to land in the Agricultural Land Reserve as a soil conditioner.

## **6 ADDITIONAL SETBACKS**

- 1 All buildings and structures for housing or enclosing livestock and all buildings, structures and areas used for the storage of manure shall be a minimum of 30.0 m from any lot line adjoining a residential zone.
- 2 Where a building for a residential occupancy is proposed to be constructed on a lot directly abutting a parcel designated as Agricultural Land Reserve, the minimum yard requirements specified in the applicable zoning provisions are increased by 5 metres to maintain a physical buffer between the residential use and the agricultural uses which may occur.
- 3 On a lot adjacent to or containing a watercourse, no person shall construct or place or erect a building or structure other than a fence or place fill material on the bed of the watercourse, nor on any portion of the lot that is within 15 metres measured horizontally from the natural boundary of the watercourse nor within 10 metres measured horizontally from the top of the bank of the watercourse. For the purposes of this Subsection, the top of the bank is the point nearest the natural boundary of the watercourse where a break in the slope of the land occurs such that the grade inland of the break is less than 3:1 for a minimum distance of 15 metres measured perpendicularly to the watercourse as shown in Figure 1.



**Figure 1: Watercourse Setback Requirement**

- 4 No person shall construct, erect or place a building or structure other than: fences; docks, ramps and walkways; stairs; or, geothermal heating and cooling systems; within 10 metres measured horizontally inland from the natural boundary of the sea nor within 10 metres measured horizontally inland from the top of a slope of 3:1 or more adjacent to the sea.
- 5 No person shall construct or erect a building or structure for housing animals other than pets, or construct, erect or use any building, structure or area for the storage of manure, within 30 metres measured horizontally inland from the natural boundary of any watercourse or the sea.
- 6 For the purposes of Subsections 4.6.3 and 4.6.4 paved driveways and motor vehicle parking areas are "structures".

## **7 FENCES**

- 1 No fence shall exceed 1.3 metres in height except:
  - (1) in an Agricultural, Commercial, Institutional or Industrial zone where the height of a fence, in any part of the lot between the front yard setback line and the rear lot line, shall not exceed 2.5 metres;
  - (2) in a Residential zone where the height of a fence, in any part of the lot between the front yard setback line and the rear lot line, shall not exceed 1.9 metres; and;
  - (3) in the case of a corner lot in a Residential or Institutional zone, where the height of a fence adjacent to the highway shall not exceed 1.3 metres.
- 2 Despite the above, for panhandle lots the height of fence is limited to 1.3 m for that part of the access strip within 7.5 m of the lot frontage, and shall not exceed 1.9 m in height for other lot lines.
- 3 Despite Subsection 4.7.1, for Residential Apartment and Residential Attached uses in any zone where there are three or more units, and Community Care Facilities in a RP zone where there are six or more beds, the height of a fence in any part of the lot shall not exceed 1.9 metres.
- 4 A Sight Triangle shall not be obstructed by:
  - (1) a fence, wall or structure erected to a height greater than 0.7 metres; or
  - (2) a hedge, bush, shrub, tree or other growth.
- 5 Subsection 4.7.1 shall not apply to an open mesh, netting or wire deer fence erected on any part of a lot in an Agricultural, Rural Estate, or Residential zone for the purpose of crop and garden protection.

## **8 YARDS**

- 1 In residential zones, no radio or television antenna or satellite dish antenna shall be located in a front yard or side yard.
- 2 Where yard setbacks are required by this bylaw, they shall be free of all buildings and structures except:
  - (1) chimneys, cornices, leaders, gutters, bay windows, a cantilevered section of a building, and ornamental architectural features extending not more than 0.6 metres into any required yard;
  - (2) front and rear unenclosed steps, eaves, awnings, canopies, cantilevered decks or balconies, or open porches extending not more than 0.6 metres into any required yard;

- (3) mechanical features integrated into the building exterior, including heating or ventilating equipment, extending not more than 0.6 metres into any required yard;

provided that the total length of all completely enclosed projections from the face of a building described in Paragraphs (1) through (3) above shall not exceed 50% of the total length of the building wall from which they project; and

- (4) exterior cladding and insulation extending not more than 0.3 m into any required yard;
- (5) ramps, or wheelchair lifts, for accessibility purposes are permitted in any yard;
- (6) below grade steps to access basement area extending not more than 1.5 m into any required yard;
- (7) underground utilities, geothermal heating and cooling systems, irrigation systems, storage tanks, underground parking and similar structures constructed entirely beneath the surface of the ground may encroach into required yards provided such underground encroachments do not result in a grade inconsistent with abutting properties and the encroachments are covered by sufficient soil depth or surface treatment to foster landscaping;
- (8) stairwells serving underground parking may be sited within a required setback provided they are less than 1.2 m in height;
- (9) heat pumps not integrated into the building exterior shall:
  - a. not be sited in a front yard,
  - b. be sited no less than 6.0 m from a rear or side lot line without acoustic screening,
  - c. be sited no less than 3.0 m from a rear or side lot line where acoustic screening is provided that would reduce noise levels to 45 decibels or less;and
- (10) fences.

- 3 Backstops, rebound walls, goals and other similar structures in parks and school grounds shall be permitted in all required yards, except those abutting residentially zoned lots, and any such structure that is constructed so as to form a solid fence or wall which cannot be seen through shall be at least 6 metres from any lot line.

- 4 Swimming pools:
  - (1) Shall not be located in a required front yard or required side yard.
  - (2) Above-ground swimming pools and associated decks greater than 0.6 metres in height shall meet the siting requirements of accessory buildings.
  - (3) In-ground swimming pools shall be located at a minimum of 1.5 metres from side property lines and 2 metres from rear property lines.

## **9 COMBINED COMMERCIAL AND RESIDENTIAL USE**

Where a lot is used for combined commercial and residential use, the commercial use must be a use that is specifically permitted under the applicable zoning provisions of this bylaw. Where a lot is used for combined commercial and residential use, unless otherwise specified herein, the residential use shall be permitted only in conformity with the following conditions:

- 1 commercial uses shall comprise not less than 10% of the total floor area;
- 2 residential uses shall not be located under commercial uses, nor at ground level within 15 meters of the front lot line;
- 3 a completely separate entrance at ground floor level shall be provided for the dwelling units;
- 4 combined commercial and residential uses must meet the parking, screening, and sign regulations of this bylaw, for each use.

## **10 HOME OCCUPATIONS**

Home occupations, where permitted by this bylaw, shall:

- 1 not accommodate more than eight children when involving child care for pre-school children, and not more than one day care is permitted per residential property;
- 2 not be any activity which will create any vibration, noise, heat, glare, odor or electrical interference which is detectable from outside the premises; nor discharge smoke, fumes or any toxic or other noxious matter into the atmosphere; nor create any bio-medical waste material;
- 3 not have more than two clients or patrons of the home occupation use on the premises at any one time except as provided under Section 10.1;
- 4 be carried out only by a member or members of the family residing in the dwelling unit in which the home occupation is carried out;
- 5 be carried on with no exterior indication of the home occupation as a result of outdoor storage, display, or flood-lighting;
- 6 not use materials or processes that produce flammable or explosive vapors or gases under ordinary temperatures;
- 7 not involve the sale or display of any goods, wares, merchandise or foodstuffs which are not produced or made on the premises, except for two days of the year;
- 8 not involve storage of materials outside the dwelling unit or accessory building, which are used directly for the processing or result from the processing of any product of the

home occupation;

- 9 not require delivery of materials or commodities in such bulk or quantity as to require regular or frequent delivery by commercial vehicles or trailers;
- 10 not generate any increase in on-street vehicle parking attributable to the use of the premises for a home occupation;
- 11 not involve alterations to the dwelling that would change the character of the building as a dwelling except that a dwelling used for a home occupation involving the preparation of food may, despite any other provision of this bylaw and where required by the Capital Health Region, include a second food preparation facility;
- 12 when sited within a dwelling unit, occupy no more than 25% of the gross floor area of the dwelling, with the exception of day cares;
- 13 when sited within an accessory building, occupy no more than 90 m<sup>2</sup> of the floor area and sited within a defined space, separated from other accessory uses within the same building by a constructed wall; and,
- 14 not involve cannabis retail in any form.

## 11 ADDITIONAL DWELLING UNITS

In Agricultural zones, notwithstanding the zoning provisions of this bylaw, more than one single family residential building may be permitted on any one parcel where:

- 1 the agricultural parcel is within the Agricultural Land Reserve, and
- 2 the additional dwelling has been approved by the Agricultural Land Commission, or
- 3 the dwelling meets any specified conditions, regulations or policies under the Agricultural Land Reserve Use Regulation.

## 12 ACCESSORY DWELLING UNIT

- 1 General:
  - (1) Accessory Dwelling Units shall be occupied for residential purposes only and shall not be rented for an occupancy period of less than 30 days.
  - (2) An Accessory Dwelling Unit shall not be used as a Bed and Breakfast or short-term vacation rental.
  - (3) Off-street parking for an Accessory Dwelling Unit shall be provided in accordance with this Bylaw.
  - (4) Secondary service connections from municipal systems to serve a Detached Accessory Dwelling is prohibited.

**Information Note:** upgrades to the existing services may be required due to the increased demand, including for private septic systems or potable water supply. Configuration of adequate

*services will be required as part of the Building Permit application.*

- 2 Where permitted inside the Urban Containment Boundary:
  - (1) A Secondary Suite is permitted in a residential zone in this Bylaw and must be wholly contained within the principal dwelling.
  - (2) No Secondary Suite may be stratified, subdivided, or otherwise legally separated from the principal residential dwelling.
- 3 Where permitted outside the Urban Containment Boundary:
  - (1) Where accessory dwelling units are permitted in Agricultural and Rural zones in this Bylaw, for lots less than 1ha, only one accessory dwelling unit is permitted in the form of a secondary suite wholly contained within the principal single family dwelling, or as a Detached Accessory Dwelling unit in accordance with Section 12 of this Part. For lots 1ha or more, both a secondary suite and a detached accessory dwelling unit are permitted in accordance with subsection 4.12.4.
  - (2) A Detached Accessory Dwelling is permitted in the form of a one-storey cottage or two-storey carriage house.
  - (3) Detached Accessory Dwellings shall not include any basement area and have a maximum of 15m<sup>2</sup> for any combination of covered or uncovered attached decks, balconies, porches, and covered outdoor areas otherwise not included in floor area.
  - (4) Where a Detached Accessory Dwelling is permitted and the accessory dwelling unit is sited within a building containing another accessory use, there shall be no internal connection between the accessory use and dwelling unit and each use shall have its' own separate entrance.
  - (5) No Accessory Dwelling Unit may be stratified, subdivided, or otherwise legally separated from the principal residential dwelling.
- 4 Within the Agricultural zones, a Detached Accessory Dwelling is permitted subject to the following conditions:
  - (1) The principal dwelling is 500 m<sup>2</sup> or less in floor area,
  - (2) The detached accessory dwelling unit has a maximum floor area of 90 m<sup>2</sup>, and
  - (3) There are no mobile homes existing on the property.

### **13 VETERINARY PRACTICE**

- 1 Except where expressly prohibited a Veterinary Practice may include the accessory retail sale of goods. Except in a C-1 or C-3 zone, the gross floor area designated for such retail use, including storage areas for retail goods, shall not exceed the lesser of 60 m<sup>2</sup> or 15% of the building area.
- 2 Kennels, runs, or wards shall be entirely inside a building and there shall be no provisions for animals to be confined outside the building.

### **14 CANNABIS PRODUCTION, AGRICULTURE USE**



- 1 Any Cannabis production in the Agricultural Land Reserve shall be designed and operated in accordance with Provincial Acts and Regulations in order to be deemed a farm use permitted in the Agricultural Land Reserve. Cannabis production not deemed a farm use by the Agricultural Land Commission is prohibited.

**Information Note:** *As of July 2018 the Agricultural Land Commission Act designates cannabis production as a farm use that cannot be prohibited if:*

- *It is produced outdoors in a field, or*
- *It is produced inside a structure that has a base consisting entirely of soil or*
- *It is produced inside a structure that was constructed for growing crops, or under construction, before July 13, 2018.*

*This information note is provided for convenience only and proponents should review the Agricultural Land Commission regulations, as may be amended from time to time.*

- 2 The maximum lot coverage for Cannabis Production Buildings is 35%, irrespective of residential and other agricultural uses.

- 3 The minimum setbacks for any Cannabis Production Building shall be

Front yard	30m
Side yard	30m
Side yard exterior	30m
Rear yard	30m
From public highway	30m
From watercourse	30m
Yard abutting the Agricultural Land Reserve boundary	100m
Yard abutting land dedicated, zoned or otherwise identified as public parkland, school or Institutional	150m

- 4 Any driveway, access route or parking areas shall only be surfaced with permeable materials.
- 5 No outdoor storage permitted associated with this use.
- 6 Any federally required fencing shall be buffered with native plantings.
- 7 Exterior lighting shall be low intensity and downcast.

## 15 MARINA USE

- 1 Each marina use shall be connected to the Municipal sanitary sewer system. Pump out facilities shall be provided of sufficient capacity to handle all boats berthed at or visiting the marina.

- 2 Each marina shall maintain separate facilities for the containment and disposal of oil and solid waste material.
- 3 Marinas shall not provide any facilities or services specifically designed to accommodate commercial float planes.
- 4 A maximum of one boat or vessel for each fifty berths may be used as accommodation for managers or watchmen of marinas and wharves. The license number of the boats or vessels and the names and telephone numbers of the managers or watchmen shall be registered by the marina operator with the License Inspector annually or as changes occur.
- 5 No structure, float, or walkway shall be constructed or placed so as to impede free pedestrian access along the waterfront.

## **16 WASTE AND RECYCLING**

Where a lot is used for commercial, industrial, multi-unit residential or a combined mixed-use, area for the collection and storage of waste and recycling bins shall be provided on site and shall:

- 1 be screened in accordance with this bylaw,
- 2 not be sited to occupy a parking space,
- 3 not be sited to occupy and landscape area, and
- 4 not be sited within a front yard.

## **17 BED AND BREAKFAST**

- 1 A Bed and Breakfast business is limited to a maximum of three bedrooms within a single family dwelling.
- 2 Bedrooms for Bed and Breakfast use shall not include any form of cooking facility.

## **PART 5        ZONING REGULATIONS**

### **1    ESTABLISHMENT AND EXTENT OF ZONES**

- 1        For the purposes of this bylaw, the area within the boundary of the Municipality is hereby divided into the zones depicted on Schedule 1 attached to and forming part of this bylaw.
- 2        The extent of each zone is shown on Schedule 1.
- 3        When a zone boundary is designated on Schedule 1 as following a highway or any watercourse, the centre line of such highway or watercourse shall be the zone boundary.
- 4        Where a zone boundary shown on Schedule 1 does not follow a legally defined line and where distances are not specifically indicated, the location of the boundary shall be determined by scaling from Schedule 1.

### **2    INTERPRETATION OF ZONE REGULATIONS**

- 1        Uses of land, buildings and structures listed under the heading "Permitted Uses" in this Bylaw are permitted in the zone in question and all other uses are prohibited in that zone, and where a particular land use is expressly permitted in a zone or zones, such land use is prohibited in all other zones
- 2        Where minimum distances are specified in this Part in respect of front, rear and side yards, buildings and structures must be sited at least that distance from the front, rear and side lot lines respectively. Where total minimum distances are specified in respect of two side yards, the total of the distances of every building or structure from the respective lot lines must equal or exceed the specified total.
- 3        Where maximum heights of buildings and structures are specified for a zone in this Bylaw, no building or structure in that zone may exceed that height.
- 4        Where maximum lot coverage of buildings and structures is specified for a zone in this Bylaw, all buildings and structures on a lot in the zone may not cover a greater proportion of the area of the lot than the proportion specified.
- 5        Where minimum lot area and frontages are specified for a zone in this Bylaw, land in the zone shall not be subdivided so as to create a lot having a lesser area or frontage than that specified, and where a minimum average lot area is specified land shall not be subdivided such that the lots in the subdivision have an average area less than that specified.
- 6        Where a maximum floor area ratio is specified for a zone in this Bylaw, the gross floor area of all buildings and structures on a lot in the zone shall not exceed the product of the specified floor area ratio and the area of the lot.

### **3 ALPHABETICAL LISTING OF ZONE REGULATIONS**

#### **1 ZONE CLASSIFICATIONS**

The following zones are specified in this Bylaw and detailed zoning provisions follow in alphabetical order:

##### Agricultural Zones:

- Agriculture A-1
- Fairground Agriculture A-3
- Historical Artifacts Agriculture A-5
- Veterinary Agriculture A-6
- Agriculture A-7

##### Commercial Zones:

- Core Commercial C-1
- Arterial Commercial C-2
- Neighbourhood Commercial C-3
- Neighbourhood Commercial (Restricted) 3A
- Service Station Commercial C-4
- Tourist Commercial C-5
- Marina Commercial C-6
- Brentwood Lodge Marina C-6A
- Tourist Display Garden C-8
- Comprehensive Development Zone 2 CD-2 (Carriage Pointe)
- Comprehensive Development Zone 3 CD-3 (Brentwood Bay Shopping Centre)
- Comprehensive Development Zone 4 CD-4 (1970 Keating Cross Road)
- Comprehensive Development Zone CD-5 (Casa Projects)
- Comprehensive Development Zone 8 CD-8 (The Generation)
- Comprehensive Development Zone 9 CD-9 (Marigold Lands)

##### Industrial Zones:

- Light Industrial I-1
- Extraction Industrial I-2
- Comprehensive Development Zone 1 CD-1 (Gateway Park)

##### Institutional Zones:

- General Institutional P-1
- Neighbourhood Institutional P-1A
- Community Institutional P-1C
- Fire Hall Institutional P-1F
- Parks and Open Space P-2
- Public Utility P-3

### Residential Zones:

#### Low Density

- Residential Corridor R-C
- Residential Neighbourhood R-N

#### High Density

- Residential Attached: RM-1
- Residential Attached (Ground Oriented) RM-1G
- Residential Apartment RM-2
- Residential Attached RM-3
- Residential Attached RM-4
- Residential Attached RM-5
- Residential Institutional RP-1
- Residential Institutional RP-2

### Rural Estate Zones:

- Rural Estate Acreage RE-1
- Rural Estate RE-2
- Rural Estate Water RE-3
- Rural Estate (Variable Lot Size) RE-4
- Rural Estate RE-5
- Rural Estate Residential RE-6

### Water Zones:

- Water Area W-1
- Water Area Boat House Zone W-1BH
- Water Area W-2
- Water Area W-2A

## 2 PREVIOUS SITE SPECIFIC APPROVALS

Prior to the enactment of Bill 44 for Small Scale Multi-Unit Housing, the following site specific regulations were identified within the underlying zone regulations. To respond to Bill 44 a number of previous zones were replaced with the Residential Neighbourhood (R-N) or the Residential Corridor (R-C) zones. The following regulations originate from zones that were deleted but are still applicable solely to the specified property. Any other site specific approvals continue to be found within the underlying zone regulations.

1. Former R-1 Zone: Despite the maximum lot coverage and height of accessory buildings in the R-1 (Large Lot Single Family Residential) Zone, for Lot 14, Section 4, Range 4 East, South Saanich District, Plan 26872 (**8020 Arthur Drive**), the maximum lot coverage for accessory buildings is 8.3% or 110 m<sup>2</sup>, whichever is less, and the maximum height of an accessory building is 4.8m.

2. Former R-1 Zone: Despite the minimum rear yard setback and lot coverage and size, the minimum rear yard setback for a cottage use is 1.57m, and a cottage of 80 m<sup>2</sup> is permitted for Lot 2, Section 14, Range 4 East, South Saanich District, Plan VIP57799 (**6645 Central Saanich Road**).
3. Former R-1S Zone: Despite the regulations above, the following regulations shall apply to Amended Lot 4 (DD178141I), Section 10, Range 2 West, South Saanich District, Plan 2332 (**7227 Peden Lane**):
  - a. Front Yard minimum of 6.0 m
  - b. Accessory Rear Yard minimum of 1.5 m for accessory buildings less than 26 m<sup>2</sup> floor area and 3.5 m height
  - c. Side Yard Interior minimum of 3.0 m, total two sides
  - d. Side Yard Exterior minimum of 1.5 m
  - e. Building Height maximum of 8.0 m
  - f. Lot Area minimum of 367 m<sup>2</sup>
  - g. Lot Frontage minimum of 9.9 m
  - h. Floor Area Ratio maximum of 0.45
4. Former R-1XS Zone: Despite the regulations above, the following regulations shall apply to the South Part of Lot 3 Section 4 Range 2 East SSD Plan 3123 (**8026 East Saanich Road**) the North Part of Lot 3 Section 4 Range 2 East SSD Plan 3123 (**8034 East Saanich Road**), the South Part of Lot 2 Section 4 Range 2 East SSD Plan 3123 (**8042 East Saanich Road**) and the North Part of Lot 2 Section 4 Range 2 East SSD Plan 3123 (**8054 East Saanich Road**):

Proposed Lot:	1 - 6	7	8 - 12	A - D
minimum Front Yard	5.5m	5.5m	5.5m	3m
minimum Rear Yard	6m	6m	4m	1.2m
min. Side Yard Interior	1.2m	0.6m	1.2m	1.2m
min. Side Yard Exterior	n/a	n/a	n/a	3m

5. Former R-1XS Zone: Notwithstanding the Floor Area Ratio outlined above, the maximum Floor Area Ratio for a principal dwelling on proposed Lot A is 0.3 for the land legally described as Lot 2, Section 10, Range 1 West, South Saanich District, Plan 17731 – Parcel Identifier 003-827-585 (**1044 Clarke Road**).
6. Former R-1XS Zone: Despite the regulations above, the following shall apply to Lot A, Section 11, Range 1 West, South Saanich District, Plan 46999 – Parcel Identifier 011-646-101 (**7129 Hagan Road**):
  - Floor Area Ratio maximum of 0.504 for proposed Lot 1
  - Floor Area Ratio maximum of 0.72 for proposed Lot 2 to permit a secondary suite
7. Former R-1XS Zone: Notwithstanding the maximum permitted floor area for a

principal residence in Subsection 6, on the land legally described as Lot 2, Block 2, Plan VIP11450, Section 12, Range 2 West, Land District 65 – Parcel Identifier 004-173-881 (**6895 Woodward Drive**), the maximum permitted floor area shall be 256 m<sup>2</sup> for Lot 1 and 261 m<sup>2</sup> for Lot 2. Former R-2S Zone: Despite the regulations above, the following regulations shall apply to Lot A, Section 5, Range 3 East, South Saanich District, Plan 43703 (**7895 East Saanich Road**):

- |                       |            |                        |
|-----------------------|------------|------------------------|
| a. Front Yard         | minimum of | 1.5 m                  |
| b. Rear Yard          | minimum of | 2.0 m                  |
| c. Side Yard Interior | minimum of | 3.0 m, total two sides |
| d. Side Yard Exterior | minimum of | 1.5 m                  |
| e. Lot Coverage       | maximum of | 33%                    |
| f. Floor Area Ratio   | maximum of | 0.6                    |

8. Former RCH Zone: Despite the regulations above, an accessory dwelling unit in the form of a carriage house with a maximum height of 6.5 m is permitted on Lots 12 to 18 of Strata Plan EPS4628 (**8040 to 8052 East Saanich Road**)."

## 4 AGRICULTURE: A-1

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Residential Single Family
  - (2) Agriculture
  - (3) Agricultural processing centre
  - (4) Aquaculture
  - (5) Bed and Breakfast, in accordance with Part 4, Section 18
  - (6) Equestrian or riding stable
  - (7) Greenhouse

### Permitted Accessory Uses

- 2 The following uses are permitted as accessory uses only:
  - (1) Home Occupation, in accordance with Part 4, Section 10
  - (2) Secondary Suite
  - (3) Accessory Dwelling Unit, in accordance with Part 4, Section 12

### Siting of Buildings and Structures

- 3 Siting of Residential buildings and structures shall be as follows:

(1)	Front Yard	minimum of	7.5 m
(2)	Rear Yard	minimum of	7.5 m
(3)	Side Yard Interior	minimum of	1.5 m, one side
(4)	Side Yard Interior	minimum of	4.5 m, total two sides
(5)	Side Yard Exterior	minimum of	6.0 m
(6)	Accessory Separation building	minimum of	3.0 m from principal building
- 4 Siting of Agricultural buildings and structures shall be as follows:

(1)	Front Yard	minimum of	7.5 m
(2)	Rear Yard	minimum of	1.5 m
(3)	Side Yard	minimum of	1.5 m
(4)	Side Yard Exterior	minimum of	6.0 m

### Size of Buildings and Structures

- 5 The maximum size of buildings and structures shall be as follows:

(1)	Gross floor Area for Principal Residence	maximum of	500 m <sup>2</sup>
(2)	Height for Agricultural use	maximum of	13.0 m
(3)	Height for Other uses	maximum of	8.0 m

**Information Note:** As of February 22, 2019 the Agricultural Land Commission Act was amended to limit the maximum size of the principal residence to 500 m<sup>2</sup>. Any proposal to increase the permitted size must be approved by the Agricultural Land Commission for a non-adhering residential use.

*This information note is provided for convenience only and proponents should review the Agricultural Land Commission regulations, as may be amended from time to time.*



## Subdivision Requirements

- 6 Requirements for subdivision shall be as follows:
- |     |                              |            |                      |
|-----|------------------------------|------------|----------------------|
| (1) | Minimum and Average Lot Area | minimum of | 4.0 ha.              |
| (2) | Lot Frontage                 | minimum of | 10% of lot perimeter |

## Site Specific Regulations

- 7 In the A-1 zone, the following regulations apply on a site-specific basis only:
- (1) Despite the minimum lot area requirement in the A-1 zone, the A-1 zoned portion of Lot 28, Block E, Section 13, Range 1 West, South Saanich District, Plan 1314 Except that Part included within the boundaries of Plan 31385, PID 003-595-412 (**1231 Greig Avenue**) may be subdivided from the portion of Lot 28 lying to the south of Benvenuto Avenue.
  - (2) In addition to the permitted uses in the A-1 zone, on land legally described as Strata Lot 2, Strata Plan VIS3427, Section 14, Range 3 East, South Saanich District, parking is permitted to serve permitted uses located on the northern portion of the same parcel zoned I-1 Light Industrial, and such parking is exempted from the surfacing provisions of Section 42(5).
  - (3) Despite the minimum lot size requirement in the A-1 zone, the minimum lot size requirements for subdivision for Lots 29 and 30, Block E, Section 13, Range 1 West, South Saanich District, Plan 1314, are 0.7ha and 1.0ha respectively.
  - (4) Despite the size restrictions for a Detached Accessory Dwelling, the land legally described as Lot 1, Plan VIP36362, Section 11/12, Range 4E, South Saanich District, PID 000-387-142 (**2598 Island View Road**) the maximum size of a Detached Accessory Dwelling is 186 m<sup>2</sup>, subject to complying with all other conditions.
  - (5) Despite the size restrictions for a Detached Accessory Dwelling, the land legally described as Lot 1, Plan VIP42861, Section 4/5/6, Range 1&2W, South Saanich District, Except Part in Plan 48248 and VIP78509, PID 002-406-772 (**7779 West Saanich Road**) the maximum size of a Detached Accessory Dwelling is 186 m<sup>2</sup>, subject to complying with all other conditions.

## Temporary Farm Camping

- 8 The following conditions shall apply to Temporary Farm Camping Uses:
- (1) Farm Camping Use may be permitted on lots with an area of 0.8ha or more located in the provincially-designated Agricultural Land Reserve.
  - (2) Farm Camping may comprise the use of land for up to ten tent camping sites occupying in total not more than 2% of the area of the lot, and for this purpose the area of every tent camping site is deemed to be 48 m<sup>2</sup>.
  - (3) The combined total number of Bed and Breakfast bedrooms and Farm Camping tent sites shall not exceed ten on any lot.
  - (4) The minimum setbacks for any farm camping use, including tent camp sites, sanitation facilities, and parking, shall be:
    - a. From public highway 10 m
    - b. Side yard 10 m
    - c. Side yard abutting residential zone 15 m
    - d. Rear yard 10 m
    - e. Rear yard abutting residential zone 15 m
  - (5) Only one tent is allowed per tent camping site. No other structures or site

- alterations, including removable ground level decks or landings, are permitted.
- (6) No vehicle shall be used for overnight accommodation.
  - (7) Any parking area provided for farm camping use shall only be surfaced with permeable material.
  - (8) All roads within the farm camping site shall be designed to allow for safe traffic flow at all times and be adequate to provide for the utilization of emergency vehicles. Such roads shall only be surfaced with permeable material. No parking on roadways is permitted at any time.
  - (9) No tent camping site shall be connected to any utilities.
  - (10) Disposal of grey water and sewage on the ground is prohibited, and must be contained and disposed of through proper wastewater disposal and solid waste disposal facilities in accordance with provincial Health Act requirements including the Sewerage System Regulation and the Sewerage System Standard Practice Manual.
  - (11) Every tent camping site shall be located within 120m of a source of potable water.
  - (12) All refuse and garbage is to be placed in receptacles provided for that purpose.
  - (13) The washing of vehicles is prohibited.
  - (14) Fire pits are not permitted. Propane or other non-wood burning portable barbeques are permitted for cooking purposes.
  - (15) Each tent camping site may be provided with one picnic table for the use by the occupants of that tent camping site.
  - (16) The provision of a grassed play area for children is permitted. Other communal facilities, except those for personal sanitation such as bathrooms and showers, are not permitted including but not limited to: recreational buildings, unenclosed pavilions or gazebos, laundry rooms, and swimming pools.
  - (17) Any exterior lighting shall:
    - a. be designed so as to illuminate sanitation facilities and exterior areas only, at levels necessary to ensure safety and security of persons and property;
    - b. not be directly visible from public roads and residences on adjacent properties; and
    - c. be shielded and directed toward the ground.

## 5 FAIRGROUND AGRICULTURE: A-3

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Agriculture
  - (2) Exhibitions and events of an agricultural theme
  - (3) Community Assemblies
  - (4) Sale of farm stock, farm equipment, home craft products, farm produce
  - (5) Agricultural trade shows and trade fairs
  - (6) Educational events
  - (7) Sports activities
  - (8) Games, rides and commercial exhibits during an agricultural fair
  - (9) Residential Single Family
  - (10) 4H Events (Agricultural Source)
  - (11) Highland Games/Square Dances
  - (12) Cycling events
  - (13) Car displays and car shows (typically weekend events) within the contained area (A-3 zone)
  - (14) Temporary parking of air stream trailers (maximum one week per year)
  - (15) Hobby and craft shows
  - (16) Country fairs - similar to "Saanich Fair" but not to include a midway or outdoor commercial exhibits
  - (17) Picnics, political rallies (Indoors)
  - (18) Dog and cat, cage bird, poultry, rabbit and horse shows
  - (19) Bazaars and craft sales weekends which is restricted to not more than four days
  - (20) Dog training
  - (21) Church services, wedding receptions
  - (22) Dances (indoors)
  - (23) Banquets, meetings

### Permitted Accessory Uses

- 2 The following uses are permitted as accessory uses only:
  - (1) Accessory fairground structures and uses which may be used only during the operation of an agricultural fair; detached structures, parking, food and beverage outlets, tack rooms, outdoor stage (generally located between main hall and RCMP barn), outdoor plaza area, transportation amenities
  - (2) Stabling and boarding of animals in conjunction with events (no long term boarding)
  - (3) Limited on-site parking for R.V.'s for exhibitors, contestants and event staff
  - (4) Secondary Suite, in accordance with Part 4, Section 12

### Siting of Buildings and Structures

- 3 Siting of Residential buildings and structures shall be as follows:
  - (1) Front Yard minimum of 7.5 m
  - (2) Rear Yard minimum of 7.5 m
  - (3) Side Yard Interior minimum of 1.5 m, one side
  - (4) Side Yard Interior minimum of 4.5 m, total two sides

- |     |                    |            |       |
|-----|--------------------|------------|-------|
| (5) | Side Yard Exterior | minimum of | 6.0 m |
|-----|--------------------|------------|-------|
- 4 Siting of Agricultural buildings and structures shall be as follows:
- |     |                    |            |       |
|-----|--------------------|------------|-------|
| (1) | Front Yard         | minimum of | 7.5 m |
| (2) | Rear Yard          | minimum of | 1.5 m |
| (3) | Side Yard          | minimum of | 1.5 m |
| (4) | Side Yard Exterior | minimum of | 6.0 m |

#### **Size of Buildings and Structures**

- 5 The maximum size of buildings and structures shall be as follows:
- |     |  |            |                    |
|-----|--|------------|--------------------|
| (1) | Gross floor Area for Principal Residence | maximum of | 500 m <sup>2</sup> |
| (2) | Height for Other Uses                    | maximum of | 8.5 m              |
| (3) | For Agricultural Use                     | maximum of | 15.0 m             |

**Information Note:** *As of February 22, 2019 the Agricultural Land Commission Act was amended to limit the maximum size of the principal residence to 500 m<sup>2</sup>. Any proposal to increase the permitted size must be approved by the Agricultural Land Commission for a non-adhering residential use.*

*This information note is provided for convenience only and proponents should review the Agricultural Land Commission regulations, as may be amended from time to time.*

#### **Subdivision Requirements**

- 6 Requirements for subdivision shall be as follows:
- |     |                              |            |                      |
|-----|------------------------------|------------|----------------------|
| (1) | Minimum and Average Lot Area | minimum of | 4.0 ha.              |
| (2) | Lot Frontage                 | minimum of | 10% of lot perimeter |

## 6 HISTORICAL ARTIFACTS AGRICULTURE: A-5

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Agriculture
  - (2) Equestrian or riding stable
  - (3) Game Farm
  - (4) Historical Artifacts Museum
  - (5) Residential Single Family
  - (6) Tree Nursery

### Permitted Accessory Uses

- 2 The following uses are permitted as accessory uses only:
  - (1) Home Occupation, in accordance with Part 4, Section 10
  - (2) Accessory uses, buildings and structures to the Historical Artifacts Museum, including but not limited to: church, gift shop, offices, restaurant, maintenance, storage, parking and similar uses.
  - (3) Secondary Suite, in accordance with Part 4, Section 12

### Siting of Buildings and Structures

- 3 Siting of buildings and structures shall be as follows:
  - (1) All buildings and structures associated with the Historical Artifacts Museum shall be located within the boundaries of the area shaded “Approved Siting Envelope” as shown on the siting envelope plan in Figure 2.
  - (2) For all other uses, the following shall apply:
    - a. Front Yard minimum of 7.5 m
    - b. Rear Yard minimum of 7.5 m
    - c. Side Yard Interior minimum of 1.5 m, one side
    - d. Side Yard Interior minimum of 4.5 m, total two sides
    - e. Side Yard Exterior minimum of 6.0 m
    - f. Accessory Separation minimum of 3.0 m from principal building

### Size of Buildings and Structures

- 4 The maximum size of buildings and structures shall be as follows:
  - (1) Gross floor Area for Principal Residence maximum of 500 m<sup>2</sup>
  - (2) Height for Agricultural uses maximum of 13.0 m
  - (3) Height for Other uses maximum of 8.0m
  - (4) Except for maintenance and storage uses related to the Historical Artifacts Museum, no accessory structure shall exceed 200m<sup>2</sup> gross floor area.

**Information Note:** As of February 22, 2019 the Agricultural Land Commission Act was amended to limit the maximum size of the principal residence to 500 m<sup>2</sup>. Any proposal to increase the permitted size must be approved by the Agricultural Land Commission for a non-adhering residential use.

*This information note is provided for convenience only and proponents should review the Agricultural Land Commission regulations, as may be amended from time to time.*

## Subdivision Requirements

5 Requirements for Subdivision shall be as follows:

- |     |                              |            |                      |
|-----|------------------------------|------------|----------------------|
| (1) | Minimum and Average Lot Area | minimum of | 6.5 ha.              |
| (2) | Lot Frontage                 | minimum of | 10% of lot perimeter |

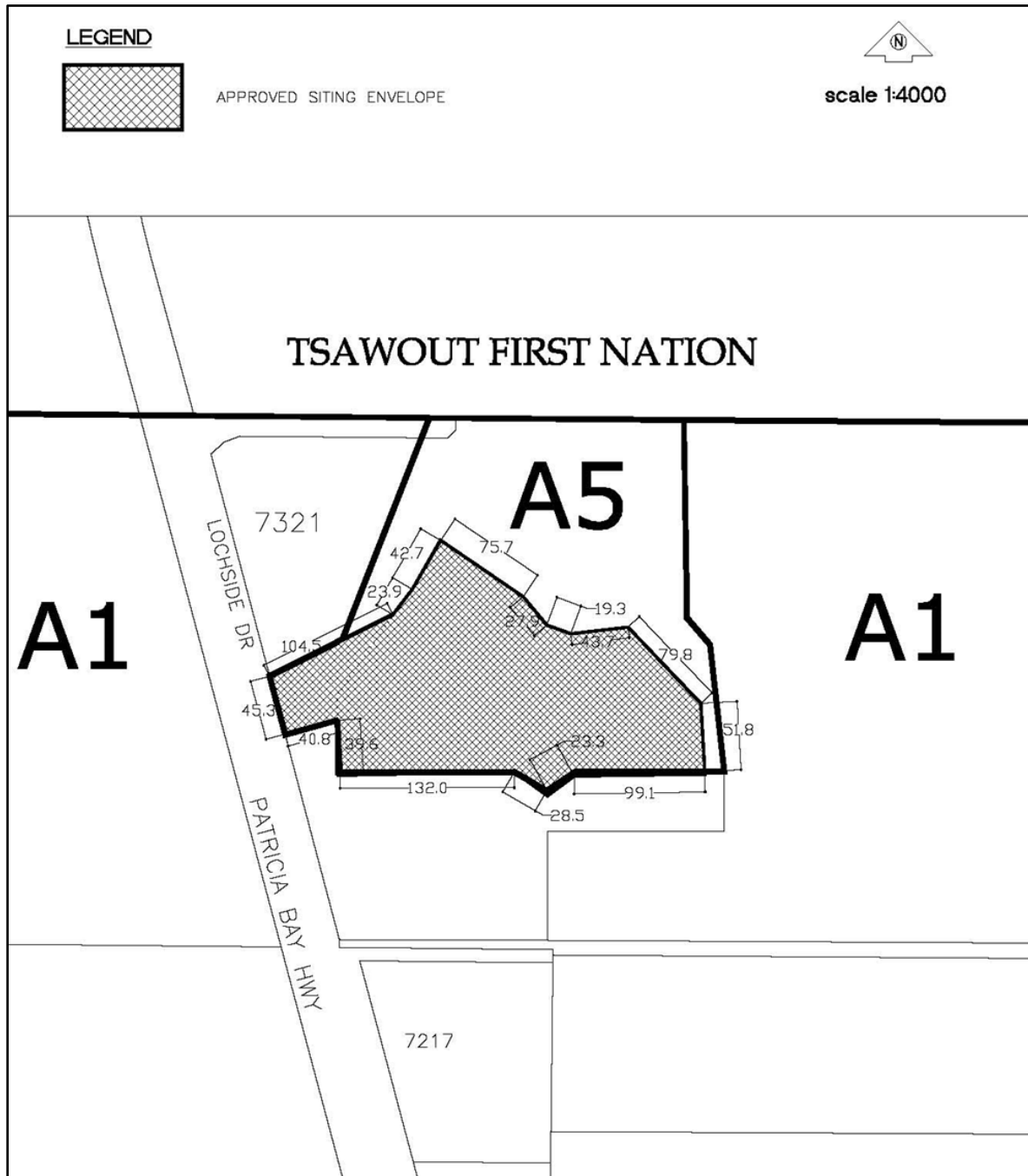


Figure 2: Approved Siting Envelope for 7321 Lochside Drive

## 7 VETERINARY AGRICULTURE: A-6

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Agriculture excluding feed lots
  - (2) Residential Single Family
  - (3) Veterinary Practice, in accordance with Part 4, Section 14

### Permitted Accessory Uses

- 2 The following uses are permitted as accessory uses only:
  - (1) Home Occupation, in accordance with Part 4, Section 10
  - (2) Secondary Suite, in accordance with Part 4, Section 12

### Siting of Buildings and Structures

- 3 The siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 7.5 m
  - (2) Rear Yard minimum of 7.5 m
  - (3) Rear Yard minimum of 3.0 m (accessory buildings)
  - (4) Side Yard Interior minimum of 1.5 m, one side
  - (5) Side Yard Interior minimum of 4.5 m, total two sides
  - (6) Side Yard Exterior minimum of 6.0 m
  - (7) Accessory Separation minimum of 3.0 m from principal building

### Size of Buildings and Structures

- 4 The size of buildings and structures shall be as follows:
  - (1) Gross floor Area for Principal Residence maximum of 500 m<sup>2</sup>
  - (2) Building Height maximum of 8.0 m
  - (3) Accessory Height maximum of 4.5 m
  - (4) Lot Coverage maximum of 25 %
  - (5) Floor Area Ratio maximum of 0.3

**Information Note:** As of February 22, 2019 the Agricultural Land Commission Act was amended to limit the maximum size of the principal residence to 500 m<sup>2</sup>. Any proposal to increase the permitted size must be approved by the Agricultural Land Commission for a non-adhering residential use.

*This information note is provided for convenience only and proponents should review the Agricultural Land Commission regulations, as may be amended from time to time.*

### Subdivision Requirements

- 5 Requirements for Subdivision shall be as follows:
  - (1) Maximum Lot Area maximum of 0.2 ha
  - (2) Lot Frontage minimum of 26 m

## 8 AGRICULTURE: A-7

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Model Aircraft Aerodrome, subject to the conditions below
  - (2) Agriculture
  - (3) Agricultural processing centre
  - (4) Bed and Breakfast, in accordance with Part 4, Section 18
  - (5) Equestrian or riding stable
  - (6) Greenhouse
  - (7) Residential Single Family
  - (8) Tree Nursery

### Permitted Accessory Uses

- 2 The following uses are permitted as accessory uses only:
  - (1) Home Occupation, in accordance with Part 4, Section 10
  - (2) Secondary Suite, in accordance with Part 4, Section 12

### Siting of Buildings and Structures

- 3 The siting of Residential buildings and structures shall be as follows:

(1)	Front Yard	minimum of	7.5 m
(2)	Rear Yard	minimum of	7.5 m
(3)	Side Yard Interior	minimum of	1.5 m, one side
(4)	Side Yard Interior	minimum of	4.5 m, total two sides
(5)	Side Yard Exterior	minimum of	6.0 m
(6)	Accessory Separation	minimum of	3.0 m from principal building
- 4 The siting of Agricultural buildings and structures shall be as follows:

(1)	Front Yard	minimum of	7.5 m
(2)	Rear Yard	minimum of	1.5 m
(3)	Side Yard	minimum of	1.5 m
(4)	Side Yard Exterior	minimum of	6.0 m

### Size of Buildings and Structures

- 5 The maximum size of buildings and structures shall be as follows:

(1)	Gross floor Area for Principal Residence	maximum of	500 m <sup>2</sup>
(2)	Height for Agricultural Use	maximum of	13.0 m
(3)	Height for Other Uses	maximum of	8.0 m

**Information Note:** As of February 22, 2019 the Agricultural Land Commission Act was amended to limit the maximum size of the principal residence to 500 m<sup>2</sup>. Any proposal to increase the permitted size must be approved by the Agricultural Land Commission for a non-adhering residential use.

*This information note is provided for convenience only and proponents should review the Agricultural Land Commission regulations, as may be amended from time to time.*



### **Subdivision Requirements**

- 6 Requirements for subdivision shall be as follows:
- |     |                              |            |            |
|-----|------------------------------|------------|------------|
| (1) | Minimum and Average Lot Area | minimum of | 4.0 ha.    |
| (2) | Lot Frontage<br>perimeter    | minimum of | 10% of lot |

### **Model Aircraft Aerodrome**

- 7 A Model Aircraft Aerodrome is a permitted use provided that:
- (1) no more than one runway is constructed on the subject property;
  - (2) the centerline of the runway is located no closer than 70m to the Front Lot Line of the subject property;
  - (3) no permanent buildings or structures associated with the use are erected or installed;
  - (4) the parking area is surfaced with gravel or similar permeable material; and
  - (5) the runway is compacted clay with grass surface or similar combination of base material and natural planting.

## 9 CORE COMMERCIAL: C-1

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Assembly use
  - (2) Banks
  - (3) Business offices
  - (4) Civic use
  - (5) Cold storage facility
  - (6) Combined Commercial and Residential use, in accordance with Part 4, Section 9
  - (7) Community Service
  - (8) Daycare
  - (9) Family Resource Centre
  - (10) Health Club and Fitness Centre
  - (11) Medical/Dental Offices
  - (12) Minor repair shops
  - (13) Offices
  - (14) Parking Lots
  - (15) Premises licensed under the Liquor Control and Licensing Act
  - (16) Private club, fraternal lodge
  - (17) Professional services
  - (18) Retail stores
  - (19) Restaurant
  - (20) Service businesses
  - (21) Shopping centre
  - (22) Theatre, excluding drive-ins
  - (23) Travel Accommodation
  - (24) Veterinary Practice, in accordance with Part 4, Section 14

### Siting of Buildings and Structures

- 2 The siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 0.0 m
  - (2) Rear Yard minimum of 7.5 m
  - (3) Side Yard, abutting a residential zone minimum of 1.5 m
  - (4) Side Yard Exterior minimum of 3.0 m

### Size of Buildings and Structures

- 3 The size of buildings and structures shall be as follows:
  - (1) Building Height maximum of 16.0 m
  - (2) Accessory Building Height maximum of 4.5 m
  - (3) Lot Coverage maximum of 60 %
  - (4) Floor Area Ratio maximum of 1.6

### Subdivision Requirements

- 4 Requirements for subdivision shall be as follows:
  - (1) Minimum and Average Lot Area minimum of 550 m<sup>2</sup>
  - (2) Lot Frontage minimum of 15 m

### Outdoor Storage

- 5 No commodity, merchandise, stock-in-trade or other material or thing related to any commercial use shall be stored or displayed within the front yard.

### Site Specific Regulations

- 6 In the C-1 zone, the following regulations apply on a site-specific basis only:
  - (1) Despite the regulations for Combined Commercial and Residential Use, Sections 4.9(1) and (2) shall not apply to Lot A Section 10 Range 1 West South Saanich District Plan 11786, PID 005-131-791 (**7162 West Saanich Road**)
  - (2) Despite the regulations in the C-1 (Core Commercial) Zone, for Lot A, Section 5, Range 2 East, South Saanich District, Plan 44295 (**1932 Mt. Newton X Road**) the maximum FAR is 3.79, and permitted uses are limited to Medical/Dental Offices, Family Resource Centre, and Residential Apartment above the ground floor.

## 10 ARTERIAL COMMERCIAL: C-2

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Auction sales
  - (2) Building Supply and storage yards
  - (3) Convenience Store
  - (4) Commercial Display Lots
  - (5) Car wash
  - (6) Daycare
  - (7) Gas Bar
  - (8) Home Improvement sales
  - (9) Mini-warehousing
  - (10) Minor repair shops
  - (11) Moving and storage businesses
  - (12) Offices
  - (13) Printing and publishing
  - (14) Restaurant, not to exceed 250 m<sup>2</sup>
  - (15) Vehicle sales, rental and service
  - (16) Mobile home and trailer sales

### Siting of Buildings and Structures

- 2 Siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 7.5 m
  - (2) Rear Yard minimum of 6.0 m
  - (3) Side Yard Interior minimum of 6.0 m, total two sides
  - (4) Side yard Exterior minimum of 7.5 m

### Size of Buildings and Structures

- 3 The maximum size of buildings and structures shall be as follows:
  - (1) Height maximum of 8.0 m
  - (2) Height of accessory building maximum of 4.5 m
  - (3) Lot Coverage maximum of 40 %
  - (4) Floor Area Ratio maximum of 0.8

### Subdivision Requirements

- 4 Requirements for subdivision shall be as follows:
  - (1) Minimum and Average Lot Area minimum of 550 m<sup>2</sup>
  - (2) Lot Frontage minimum of 15 m

## **11 NEIGHBOURHOOD COMMERCIAL: C-3**

### **Permitted Uses**

- 1 The following uses are permitted as principal uses of the land:
  - (1) Retail sales - grocery, drugs, perishable item, and sundry household items
  - (2) Barber and beauty shops
  - (3) Laundromats and dry cleaning establishments
  - (4) Combined Commercial and Residential uses, in accordance with Part 4 Section 9
  - (5) Family Resource Centre
  - (6) Convenience stores
  - (7) Banks
  - (8) Daycare
  - (9) Restaurants
  - (10) Medical / dental offices
  - (11) Offices
  - (12) Veterinary Practice, in accordance with Part 4, Section 14

### **Permitted Accessory Uses**

- 2 The following uses are permitted as accessory uses only:
  - (1) Home occupation, in accordance with Part 4, Section 10

### **Siting of Buildings and Structures**

- 3 Siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 7.5 m
  - (2) Rear Yard minimum of 7.5 m
  - (3) Side Yard Interior minimum of 3.0 m, total two sides
  - (4) Side yard Exterior minimum of 7.5 m

### **Size of Buildings and Structures**

- 4 The maximum size of buildings and structures shall be as follows:
  - (1) Height maximum of 10.0 m
  - (2) Lot Coverage maximum of 40 %
  - (3) Floor Area Ratio maximum of 0.6

### **Subdivision Requirements**

- 5 Requirements for subdivision shall be as follows:
  - (1) Minimum and Average Lot Area minimum of 550 m<sup>2</sup>
  - (2) Lot Frontage minimum of 15 m

## 12 NEIGHBOURHOOD COMMERCIAL (RESTRICTED): C-3A

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Assembly Use
  - (2) Child Care Facility
  - (3) Community Care Facility
  - (4) Convenience Store
  - (5) Caretaker's Dwelling
  - (6) Combined Commercial & Residential Uses, in accordance with Part 4, Section 9
  - (7) Family Resource Centre
  - (8) Retail Sales of Antique and Second-hand Furniture and Household Items

### Siting of Buildings and Structures

- 2 Siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 0.0 m
  - (2) Rear Yard minimum of 7.5 m
  - (3) Side Yard Interior minimum of 3.0 m, total two sides
  - (4) Accessory Rear Yard minimum of 1.0 m for accessory buildings of less than 10.0 m<sup>2</sup> floor area and 3.0 m height

### Size of Buildings and Structures

- 3 The maximum size of building and structures shall be as follows:
  - (1) Building Height maximum of 10.0 m
  - (2) Accessory Height maximum of 3.5 m
  - (3) Lot Coverage maximum of 40 %
  - (4) Floor Area Ratio maximum of 0.6

### Subdivision Requirements

- 4 Requirements for Subdivision shall be as follows:
  - (1) Minimum and Average Lot Area minimum of 550 m<sup>2</sup>
  - (2) Lot Frontage minimum of 15 m

### Site Specific Regulations

- 5 In the C-3A zone, the following regulations apply on a site-specific basis only:
  - (1) Despite the regulations in the C-3A Neighbourhood Commercial (Restricted) Zone, for Lot 6, Section 5, Range 3 East, South Saanich District, Plan 3123, Except Part in Plan EPP24750 (7925 East Saanich Road), the maximum FAR is 0.69.

## 13 SERVICE STATION COMMERCIAL: C-4

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Automobile service station
  - (2) Bulk Loading of combustible liquids
  - (3) Car wash
  - (4) Convenience stores not exceeding 90 m<sup>2</sup> of floor area
  - (5) Gas Bar
  - (6) Laundromat
  - (7) Public garage
  - (8) Restaurant
  - (9) Vehicle and utility trailer rental
  - (10) Used Vehicle Sales

### Permitted Accessory Uses

- 2 The following uses are permitted as accessory uses only:
  - (1) Not more than 3 used vehicles per fuel dispensing nozzle may be kept for sale in any automobile service station or gas bar use
  - (2) Outdoor storage is not permitted

### Siting of Buildings and Structures

- 3 Siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 12.0 m
  - (2) Rear Yard minimum of 6.0 m
  - (3) Side Yard minimum of 6.0 m
  - (4) Side yard Exterior minimum of 6.0 m
  - (5) Canopies over gasoline pumps may extend to within 3 m of any lot line.

### Size of Buildings and Structures

- 4 The maximum size of buildings and structures shall be as follows:
  - (1) Height maximum of 8.0 m
  - (2) Lot Coverage maximum of 15 %
  - (3) Floor Area Ratio maximum of 0.4

### Subdivision Requirements

- 5 Requirements for subdivision shall be as follows:
  - (1) Minimum and Average Lot Area minimum of 1390 m<sup>2</sup>
  - (2) Lot Frontage minimum of 36 m

### Site Specific Regulations

- 6 In the C-4 zone, the following regulations apply on a site-specific basis only:
  - (1) Despite the above, farm and garden machinery sales and irrigation supplies is permitted and outdoor storage is permitted in the rear and interior side yards on Lots A & B, Plan 10323, Section 5, Range 2 East, SSD **(7865 East Saanich Road)**.

## 14 TOURIST COMMERCIAL: C-5

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Travel Accommodation, subject to the Use Specific Regulations below
  - (2) Restaurant
  - (3) Rural Tourism Use, subject to the Use Specific Regulations below
  - (4) Visitor Attraction Use

### Permitted Accessory Uses:

- 2 The following uses are permitted as accessory uses only:
  - (1) Administrative offices
  - (2) Art Gallery, subject to the Use Specific Regulations below
  - (3) Caretaker's Dwelling, subject to the Use Specific Regulations below
  - (4) Conference facility including meeting rooms and banquet and catering facilities, subject to the Use Specific Regulations below Gift and Souvenir Shop
  - (5) Indoor and outdoor recreational facilities including health club and fitness centre
  - (6) Maintenance, storage and laundry facilities
  - (7) Personal Service Use
  - (8) Premises Licensed under the Liquor Control and Licensing Act
  - (9) Restaurant, excluding Drive-through Restaurant
  - (10) Retail Store, limited to the sale of merchandise as a convenience to the travelling public, including beverages, confections, toiletries, non-prescription pharmaceuticals, tobacco, magazines and books

### Siting of Buildings and Structures

- 3 Siting of buildings and structures shall be as follows:

(1) Front Yard	minimum of	9.0 m
(2) Rear Yard	minimum of	9.0 m
(3) Rear Yard abutting residential zone	minimum of	10.0 m
(4) Side Yard Interior	minimum of	7.5 m
(5) Side Yard abutting residential zone	minimum of	10.0 m
(6) Side Yard Exterior	minimum of	7.5 m

### Size of Buildings and Structures

- 4 The maximum size of buildings and structures shall be as follows:

(1) Principal	maximum of	8.0 m
(2) Accessory	maximum of	4.0 m
(3) Floor Area Ratio	maximum of	0.4
(4) Lot Coverage	maximum of	40 %

  - (5) The floor area for all accessory uses shall not exceed 20% of the gross floor area of all buildings on the lot.
  - (6) No more than 80% of the site shall be covered by buildings, structures, parking spaces, loading spaces, driveways and maneuvering aisles.



### **Subdivision Requirements**

- 5 Requirements for subdivision shall be as follows:
- |     |                              |            |                     |
|-----|------------------------------|------------|---------------------|
| (1) | Minimum and Average Lot Area | minimum of | 1850 m <sup>2</sup> |
| (2) | Lot Frontage                 | minimum of | 36 m                |

### **Use Specific Regulations**

- 6 The following regulations pertain to a specific permitted use:
- (1) The maximum number of sleeping units permitted in a travel accommodation use is one sleeping unit per 120 m<sup>2</sup> of lot area.
  - (2) With respect to Caretaker's Dwelling:
    - a. not more than one is permitted per lot;
    - b. it may only be located within a principal building; and
    - c. it shall not exceed 90 m<sup>2</sup> in floor area.
  - (3) Conference facilities shall not exceed a floor area ratio of 0.04 or floor area of 425 m<sup>2</sup>, whichever is lesser.
  - (4) The Rural Tourism Use shall not exceed a gross floor area of 235 m<sup>2</sup>.
  - (5) Access to Art Gallery, Personal Service Uses and Retail Stores shall be primarily from an interior entry through the principal use.

## 15 MARINA COMMERCIAL: C-6

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Assembly use
  - (2) Boat hoists and launching ramps
  - (3) Combined Commercial and Residential uses, in accordance with Part 4 Section 9
  - (4) Civic use
  - (5) Floating boat shelters
  - (6) Marinas, in accordance with Part 4, Section 16
  - (7) Marine fuel installations, including aircraft refueling
  - (8) Restaurants and premises licensed under the Liquor Control and Licensing Act
  - (9) Parking Lots
  - (10) Retail uses associated with indoor marine/land facilities
  - (11) Tourist Associated commercial facilities
  - (12) Travel Accommodation
  - (13) Water taxi services
  - (14) Yacht clubs

### Siting of Buildings and Structures

- 2 Siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 9.0 m
  - (2) Rear Yard minimum of 9.0 m
  - (3) Side Yard Interior minimum of 6.0 m
  - (4) Side Yard abutting a residential zone minimum of 7.5 m
  - (5) Side Yard Exterior minimum of 7.5 m

### Size of Buildings and Structures

- 3 The maximum size of buildings and structures shall be as follows:
  - (1) Height maximum of 8.0 m excluding boat hoists and mast stepping gantries.
  - (2) Lot Coverage maximum of 40%
  - (3) Floor Area Ratio maximum of 0.4

### Subdivision Requirements

- 4 Requirements for subdivision shall be as follows:
  - (1) Minimum and Average Lot Area minimum of 0.8 ha
  - (2) Lot Frontage minimum of 10% of lot perimeter

## **16 BRENTWOOD LODGE MARINA COMMERCIAL: C-6A**

### **Permitted Uses**

- 1 The following uses are permitted as principal uses of the land:
  - (1) Boat Hoist and Launching Ramp
  - (2) Business Office
  - (3) Health Spa
  - (4) Marina, in accordance with Part 4, Section 16
  - (5) Marine Fuel Installation
  - (6) Parking Lot
  - (7) Premises Licensed under the Liquor Control and Licensing Act
  - (8) Private Club
  - (9) Restaurant
  - (10) Retail Store
  - (11) Travel Accommodation
  - (12) Water Taxi Services

### **Siting of Buildings and Structures**

- 2 Siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 3.0 m
  - (2) Rear Yard minimum of 2.5 m
  - (3) Side Yard Exterior minimum of 2.5 m

### **Size of Buildings and Structures**

- 3 The maximum size of buildings and structures shall be as follows:
  - (1) Height maximum of 9.0 m
  - (2) Lot Coverage maximum of 40%
  - (3) Floor Area Ratio maximum of 0.68
  - (4) Despite the above, height regulations do not apply to boat hoists and mast stepping gantries

### **Subdivision Requirements**

- 4 Requirements for subdivision shall be as follows
  - (1) Minimum and Average Lot Area minimum of 0.6 ha
  - (2) Lot Frontage minimum of 30 m

## 17 TOURIST DISPLAY GARDEN: C-8

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Gift or Souvenir Shop
  - (2) Seed Shop
  - (3) Art Gallery
  - (4) Art Displays
  - (5) Restaurant
  - (6) Display Garden
  - (7) Theatre
  - (8) Caretaker dwelling, not to exceed one dwelling unit for each 8.0 hectares

### Siting of Buildings and Structures

- 2 Siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 9.0 m
  - (2) Rear Yard minimum of 9.0 m
  - (3) Side Yard Interior minimum of 6.0 m
  - (4) Side Yard abutting a residential zone minimum of 10.0 m
  - (5) Side yard Exterior minimum of 7.5 m

### Size of Buildings and Structures

- 3 The maximum size of buildings and structures shall be as follows:
  - (1) Height maximum of 8.0 m

### Subdivision Requirements

- 4 Requirements for subdivision shall be as follows:
  - (1) Minimum and Average Lot Area minimum of 1850 m<sup>2</sup>
  - (2) Lot Frontage minimum of 36 m

## 18 COMPREHENSIVE DEVELOPMENT ZONE 1: CD-1 (GATEWAY PARK)

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Audio/Visual Production Facility
  - (2) Boat building, sales and marine equipment
  - (3) Brewery and agency retail store
  - (4) Building supplies sales
  - (5) Business and Office equipment sales
  - (6) Business offices
  - (7) Car Wash
  - (8) Caretaker's Dwelling, not to exceed 130 m<sup>2</sup>
  - (9) Cold storage facility
  - (10) Clothing manufacturing and sales
  - (11) Dry-cleaning plants
  - (12) Electronic instrument repair and manufacturing
  - (13) Equipment sales, storage, service and rental
  - (14) Food packaging
  - (15) Furniture manufacturing and sales
  - (16) General Light Industrial
  - (17) Health Club and Fitness Centre
  - (18) In-door squash and racket sports club
  - (19) Innovation Industrial
  - (20) Mobile Home and trailer sales
  - (21) Modular home manufacturing
  - (22) Motor vehicle body work, painting and structural repairs
  - (23) Plastics Fabrication
  - (24) Recycling Facilities
  - (25) Restaurant
  - (26) Sales and repair of agricultural equipment and garden implements
  - (27) Tire Service, Sales and Associated Repairs
  - (28) Truck terminal
  - (29) Vehicle servicing
  - (30) Warehousing
  - (31) Welding and Machine shops
  - (32) Wholesalers

### Siting of Buildings and Structures

- 2 Siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 12.0 m
  - (2) Side Yard Interior minimum of 12.0 m, total two sides
  - (3) Side Yard Exterior minimum of 12.0 m

### Size of Buildings and Structures

- 3 The maximum size of buildings and structures shall be as follows
  - (1) Height maximum of 11.0 m
  - (2) Lot Coverage maximum of 60%

### **Subdivision Requirements**

- 4 Requirements for subdivision shall be as follows:
- |     |                              |            |                     |
|-----|------------------------------|------------|---------------------|
| (1) | Minimum and Average Lot Area | minimum of | 1850 m <sup>2</sup> |
| (2) | Lot Frontage                 | minimum of | 30 m                |

## **19 COMPREHENSIVE DEVELOPMENT ZONE 2: CD-2 (CARRIAGE POINTE)**

### **Permitted Uses**

- 1 The following uses are permitted as principal uses of the land:
  - (1) Art Gallery
  - (2) Civic Use
  - (3) Community Service
  - (4) Daycare
  - (5) Family Resource Centre
  - (6) Financial Institutions
  - (7) Neighbourhood Restaurant – limited to a maximum of 30 seats and hours of operation limited to 7:00 a.m. to 11:00 p.m., excluding a drive-through restaurant
  - (8) Offices, including medical/dental
  - (9) Professional Services
  - (10) Retail Stores with hours of operation limited to 7:00 a.m. to 9:00 p.m.
  - (11) Service Businesses
  - (12) Combined Commercial and Residential Use, in accordance with Part 4, Section 9

### **Siting of Buildings and Structures**

- 2 Siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 0.5 m
  - (2) Rear Yard minimum of 0.5 m
  - (3) Side Yard Interior minimum of 2 m, total two sides
  - (4) Side Yard Exterior minimum of 0.5 m

### **Size of Buildings and Structures**

- 3 The maximum size of buildings and structures shall be as follows:
  - (1) Principal maximum of 10.0 m
  - (2) Accessory maximum of 3.0 m
  - (3) Lot Coverage maximum of 50%
  - (4) Floor Area Ratio maximum 1.0
  - (5) The maximum number of residential dwelling units shall not exceed 26 units.
  - (6) The minimum total commercial floor space shall comprise not less than 15% of the total floor area of the building excluding the underground parking area.

### **Subdivision Requirements**

- 4 Requirements for subdivision shall be as follows:
  - (1) Minimum and Average Lot Area minimum of 550 m<sup>2</sup>
  - (2) Lot Frontage minimum of 15 m

## 20 COMPREHENSIVE DEVELOPMENT ZONE 3: CD-3 (BRENTWOOD BAY SHOPPING CENTRE)

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Art Gallery
  - (2) Civic Use
  - (3) Community Service
  - (4) Child care facility
  - (5) Financial Institution
  - (6) Home Occupation, in accordance with Part 4, Section 10
  - (7) Neighbourhood Restaurant – which may include premises licensed under the Liquor Control and Licensing Act, and accessory outdoor seating area, but excluding a drive-through restaurant
  - (8) Offices, including medical/dental
  - (9) Premises licensed under the Liquor Control and Licensing Act
  - (10) Personal Service Use
  - (11) Residential Apartment
  - (12) Retail Stores with hours of operation limited to 6:30 a.m. to 11:30 p.m.
  - (13) Service Businesses

### Siting of Buildings and Structures

- 2 Siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 0 m
  - (2) Rear Yard minimum of 7.5 m
  - (3) Side Yard Interior minimum of 3 m, total two sides
  - (4) Side Yard Exterior minimum of 0 m

### Size of Buildings and Structures

- 3 The maximum size of buildings and structures shall be as follows:
  - (1) Principal maximum of 14.5 m
  - (2) Affordable Rental Apartment maximum of 20.5 m
  - (3) Accessory maximum of 3.0 m
  - (4) Floor Area Ratio – total for the CD-3 zone maximum 1.6
  - (5) No more than four buildings shall be constructed on the lot
  - (6) Lot Coverage maximum 50%
  - (7) The maximum number of residential dwelling units in the zone is 125 units in no more than two Residential Apartment buildings
  - (8) Not more than 92% of the lot shall be covered by buildings, structures, parking spaces, loading spaces, driveways and maneuvering aisles
  - (9) The total floor area of all buildings and structures in the zone including mezzanine areas shall not exceed 12,000 m<sup>2</sup>
  - (10) The total commercial floor space area shall comprise not less than 7.5% of the total floor area of the buildings excluding the underground parking area

### Subdivision Requirements

- 4 Requirements for subdivision shall be as follows
  - (1) Minimum and Average Lot Area minimum of 1000 m<sup>2</sup>



- (2) Lot Frontage minimum of 30 m

**Site Specific Regulations**

- 1 In the CD-3 zone, the following regulations apply on a site-specific basis only:
  - (1) All residential dwelling units sited on the property legally described as PID: 032-163-321, Lot A, Section 10, Range 1 West, South Saanich District, Plan EPP128063 (***1183 Verdier Ave.***) shall be limited to residential rental tenure only.
  - (2) Where a property line is wholly contained within the CD-3 zone, parking spaces may be straddle the interior property line.

## **21 COMPREHENSIVE DEVELOPMENT ZONE 4: CD-4 (1970 KEATING CROSS ROAD)**

### **Permitted Uses**

- 1 The following uses are permitted as principal uses of the land:
  - (1) Audio/Visual Production Facility
  - (2) Boat Building, Sales and Marine Equipment
  - (3) Brewery and Agency Retail Store
  - (4) Building Supplies and Storage Yard
  - (5) Business and Office Equipment Sales
  - (6) Business Offices
  - (7) Clothing Manufacturing and Sales
  - (8) Electronic Instrument Repair and Manufacturing
  - (9) Equipment Sales, Storage, Service and Rental
  - (10) Farm, Garden and Pet Supplies Sales
  - (11) Food Packaging and Food Processing
  - (12) Furniture Manufacturing and Sales
  - (13) Health Club and Fitness Centre
  - (14) Indoor Squash and Racket Sports Club
  - (15) Offices
  - (16) Restaurant, not to exceed 120 seats or 320 m<sup>2</sup>
  - (17) Sales and Repair of Agricultural Equipment and Garden Implements
  - (18) Warehousing
  - (19) Wholesalers

### **Siting of Buildings and Structures**

- 2 Siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 12.0 m
  - (2) Side Yard Interior minimum of 12.0 m, total two sides
  - (3) Side Yard Exterior minimum of 12.0 m

### **Size of Buildings and Structures**

- 3 The maximum size of buildings and structures shall be as follows:
  - (1) Height maximum of 11.0 m
  - (2) Lot Coverage maximum of 40%
  - (3) Floor Area Ratio maximum 0.8
  - (4) No single commercial unit containing retail uses, including accessory retail, shall exceed 5,000 m<sup>2</sup>.

### **Subdivision Requirements**

- 4 Requirements for subdivision shall be as follows:
  - (1) Minimum and Average Lot Area minimum of 550 m<sup>2</sup>
  - (2) Lot Frontage minimum of 15 m

## 22 COMPREHENSIVE DEVELOPMENT ZONE 5: CD-5 (CASA PROJECTS)

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Art Gallery
  - (2) Business Office
  - (3) Civic Use
  - (4) Community Service
  - (5) Financial Institution
  - (6) Neighbourhood Restaurant – which may include premises licensed under the Liquor Control and Licensing Act, and accessory outdoor seating area, but excluding a drive-through restaurant
  - (7) Office, including medical/dental
  - (8) Personal Service Use
  - (9) Residential Apartment
  - (10) Retail Store with hours of operation limited to 6:30 a.m. to 11:30 p.m.
  - (11) Service Business

### Permitted Accessory Uses

- 2 The following uses are permitted as accessory uses only:
  - (1) Home Occupation, in accordance with Part 4, Section 10

### Siting of Buildings and Structures

- 3 Siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 0.4 m
  - (2) Rear Yard minimum of 7.5 m
  - (3) Side Yard Interior minimum of 1.0 m, total two sides

### Size of Buildings and Structures

- 4 The maximum size of buildings and structures shall be as follows:
  - (1) Principal maximum of 13.7 m
  - (2) Accessory maximum of 3.0 m
  - (3) Lot Coverage maximum of 60%
  - (4) Floor Area Ratio maximum of 1.2
  - (5) The permitted uses, other than residential apartment uses, shall comprise not less than 20% of the total floor area of the building excluding the underground parking area.

### Subdivision Requirements

- 5 Requirements for subdivision shall be as follows:
  - (1) Minimum and Average Lot Area minimum of 550 m<sup>2</sup>
  - (2) Lot Frontage minimum of 15 m

### Site Specific Regulations

- 6 In the CD-5 zone, the following regulations apply on a site-specific basis only:
  - (1) The maximum number of residential dwelling units permitted on Lot 1, Section 10, Range 1 West, South Saanich District, Plan 15884 (**7161 West Saanich Road**)

shall be 20

- (2) Despite the regulations above, the following regulations shall apply to Lot 1, Section 11, Range 1 West, South Saanich District, Plan 14314, except that part shown in Plan 16081 (**7111 West Saanich Road**):
- a. the required front yard is 0.0m, and
  - b. the maximum principal building height is 14.1m, and
  - c. the maximum number of residential dwelling units is 24 units.

## **23 COMPREHENSIVE DEVELOPMENT ZONE 8: CD-8 (THE GENERATION)**

### **Permitted Uses**

- 1 The following uses are permitted as principal uses of the land:
  - (1) Art Gallery
  - (2) Business Office
  - (3) Civic Use
  - (4) Daycare
  - (5) Family Resource centre
  - (6) Financial Institution
  - (7) Health Club and Fitness Centre
  - (8) Medical/Dental Offices
  - (9) Personal Service Use
  - (10) Premises licensed under the Liquor Control and Licensing Act
  - (11) Residential Apartment
  - (12) Restaurant – which may include accessory outdoor seating area, but excluding a drive-through restaurant
  - (13) Retail Store
  - (14) Service Business
  - (15) Theatre
  - (16) Veterinary Practice, in accordance with Part 4, Section 14

### **Permitted Accessory Uses**

- 2 The following uses are permitted as accessory uses only:
  - (1) Home Occupation, in accordance with Part 4, Section 10

### **Siting of Buildings and Structures**

- 3 Siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 0.0 m
  - (2) Rear Yard minimum of 0.0 m
  - (3) Side Yard Exterior minimum of 0.0 m

### **Size of Buildings and Structures**

- 4 The maximum size of buildings and structures shall be as follows:
  - (1) Principal maximum of 18.7 m
  - (2) Accessory maximum of 3.0 m
  - (3) Lot Coverage maximum of 100 %
  - (4) Floor Area Ratio maximum of 2.1
  - (5) Despite the definition of Floor Area Ratio in this bylaw, all floor areas of underground storeys shall be excluded from the calculation of Floor Area Ratio within the CD-8 zone, regardless of use.

### **Subdivision Requirements**

- 5 Requirements for subdivision shall be as follows:
  - (1) Minimum and Average Lot Area minimum of 550 m<sup>2</sup>
  - (2) Lot Frontage minimum of 15 m

## **24 COMPREHENSIVE DEVELOPMENT ZONE 9: CD-9 (MARIGOLD LANDS)**

In this Section, a reference to any Development Area is a reference to that area as shown on Figure 3.

### **Permitted Uses**

- 1 The following uses are permitted as principal uses of the land in Development Area A (Commercial Centre Node):
  - (1) Business Office
  - (2) Convenience Store
  - (3) Civic Use
  - (4) Daycare
  - (5) Financial Institution
  - (6) Garden Centre / Nursery / Greenhouses
  - (7) Health Club and Fitness Centre
  - (8) Medical/Dental Offices
  - (9) Restaurant – which may include premises licensed under the Liquor Control and Licensing Act and accessory outdoor seating area
  - (10) Retail Store
  - (11) Service Business
- 2 The following uses are permitted as principal uses of the land in Development Area B (Park Residential):
  - (1) Residential Apartment
  - (2) Community Care Facility
  - (3) Daycare, but only as a Combined Commercial and Residential Use
- 3 The following uses are permitted as principal uses of the land in Development Area C (North Lochside Residential):
  - (1) Residential Attached 1
  - (2) Residential Two Family
- 4 The following uses are permitted as principal uses of the land in Development Area D (North Residential):
  - (1) Residential Apartment
  - (2) Residential Attached 2
  - (3) Community Care Facility
  - (4) Daycare, but only as a Combined Commercial and Residential Use
- 5 The following uses are permitted as principal uses of the land in Development Area E (South Lochside Residential):
  - (1) Residential Attached 2
  - (2) Residential Two Family
- 6 The following uses are permitted as principal uses of the land in Development Area F (South Residential):
  - (1) Residential Apartment
  - (2) Residential Attached 2

- (3) Community Care Facility
- (4) Daycare, but only as a Combined Commercial and Residential Use

#### **Permitted Accessory Uses**

- 7 The following uses are permitted as accessory uses only:
  - (1) Home Occupation, in accordance with Part 4, Section 10, is a permitted accessory use to any residential use in Development Areas B through F.

#### **Siting of Buildings and Structures**

- 8 Siting of buildings and structures shall be as follows in Development Area A:
  - (1) From Lochside Drive minimum of 0.0 m
  - (2) From North and South property boundaries minimum of 3.0 m
  - (3) Rear Yard minimum of 7.5 m
- 9 Siting of buildings and structures shall be as follows Development Area B:
  - (1) From West property boundary minimum of 7.0 m
  - (2) From North and South property boundaries minimum of 3.0 m
  - (3) From Park minimum of 4.5 m
- 10 Siting of buildings and structures shall be as follows Development Area C:
  - (1) From Lochside Drive minimum of 4.0 m
  - (2) From North and South property boundaries minimum of 4.0 m
  - (3) From Lane minimum of 2.0 m
- 11 Siting of buildings and structures shall be as follows Development Area D:
  - (1) From West property boundary minimum of 7.0 m
  - (2) From South property boundary minimum of 4.0 m
  - (3) From North property boundary minimum of 7.5 m
  - (4) From Lane minimum of 3.0 m
  - (5) From interior lot lines in Area D minimum of 4.0 m
- 12 Siting of buildings and structures shall be as follows Development Area E:
  - (1) From Lochside Drive minimum of 4.0 m
  - (2) From South property boundary minimum of 7.0 m
  - (3) From North property boundary minimum of 4.0 m
  - (4) From Lane minimum of 6.0 m
- 13 Siting of buildings and structures shall be as follows Development Area F:
  - (1) From West property boundary minimum of 7.0 m
  - (2) From South property boundary minimum of 7.5 m
  - (3) From North property boundary minimum of 4.0 m
  - (4) From Lane minimum of 4.0 m
  - (5) From interior lot lines in Area F: minimum of 4.0 m

- 14 Height of Buildings and Structures shall be as follows:
- |     |   |            |        |
|-----|---|------------|--------|
| (1) | Residential Apartment   | maximum of | 18.5 m |
| (2) | Residential Apartment if in Eastern 1/3 of Development Area D, or Southern 60m of the Eastern ½ of Development Area F | maximum of | 15.0 m |
| (3) | All buildings within 33 m of North boundary of Development Area D   | maximum of | 11.5m  |
| (4) | Residential Attached 2  | maximum of | 11.5 m |
| (5) | Residential Attached 1  | maximum of | 10.0 m |
| (6) | Residential Two Family  | maximum of | 10.0 m |
| (7) | Commercial  | maximum of | 8.0 m  |
| (8) | Accessory   | maximum of | 4.5 m  |

#### Lot Coverage

- 15 Maximum lot coverage shall be as follows:
- |     |                          |            |      |
|-----|--------------------------|------------|------|
| (1) | Development Area A,      | maximum of | 40 % |
| (2) | Development Areas B & E  | maximum of | 50%  |
| (3) | Development Area C       | maximum of | 55%  |
| (4) | Development Areas D & F: |            |      |
|     | a. Residential Attached  | maximum of | 40 % |
|     | b. Residential Apartment | maximum of | 50 % |

#### Floor Area

- 16 Maximum floor area ratio shall be as follows:
- |     |                                    |            |     |
|-----|------------------------------------|------------|-----|
| (1) | For Commercial Use                 |            |     |
|     | a. Development Area A              | maximum of | 0.3 |
| (2) | For Residential Attached Use       |            |     |
|     | a. Development Area C              | maximum of | 0.8 |
|     | b. Development Areas D, E & F      | maximum of | 1.2 |
| (3) | For Residential Apartment Use      |            |     |
|     | a. Development Area D              | maximum of | 1.3 |
|     | b. Western ½ of Development Area F | maximum of | 1.8 |
|     | c. Development Area B              | maximum of | 2.0 |
|     | d. Eastern ½ of Development Area F | maximum of | 2.4 |

#### Subdivision Requirements

- 17 Requirements for subdivision shall be as follows:
- |     |                              |            |                    |
|-----|------------------------------|------------|--------------------|
| (1) | Minimum and Average Lot Area | minimum of | 500 m <sup>2</sup> |
| (2) | Lot Frontage                 | minimum of | 10 m               |

#### Site Specific Regulations

- 18 In the CD-9 zone, the following regulations apply on a site-specific basis only:
- (1) Despite the regulations for Combined Commercial and Residential Use, Subsections 4.9.1 to 4.9.3 of this bylaw shall not apply within the CD-9 zone.
  - (2) Despite the definition of Floor Area Ratio in Part 1 of this bylaw, all floor areas of underground storeys shall be excluded from the calculation of Floor Area Ratio in the CD-9 zone, regardless of use, where that storey is entirely below grade.
  - (3) Despite the definition of Lot Coverage in Part 1 of this bylaw, all areas of



underground structures covered by landscaping or paving shall be excluded from the calculation of Lot Coverage in the CD-9 zone.

- (4) Despite the regulations for Yards in Subsection 4.8.2 of this bylaw, bay windows, entrance canopies, porches and carports may encroach within the Setbacks in the CD-9 zone.
- (5) Despite the regulations for Required Off-Street Parking for Residential Uses in Subsection 6.5 Table 2 of this bylaw, the parking requirements for Residential Uses within the CD-9 zone shall be as follows:
- (6) Residential Apartment uses:
  - a. One-bedroom or studio 1.0 spaces per dwelling unit
  - b. Two-bedroom 1.5 spaces per dwelling unit
  - c. Three- -bedroom or larger 1.75 spaces per dwelling unit
  - d. Visitors 0.15 spaces per dwelling unit
  - e. Residential Attached and Two-family uses: 2.0 spaces per dwelling unit
- (7) Setback regulations for off-street parking in this bylaw shall not apply within the CD-9 zone.
- (8) Despite the Side Yard Interior setback specified for the CD-9 zone, a building may straddle an interior side lot line.

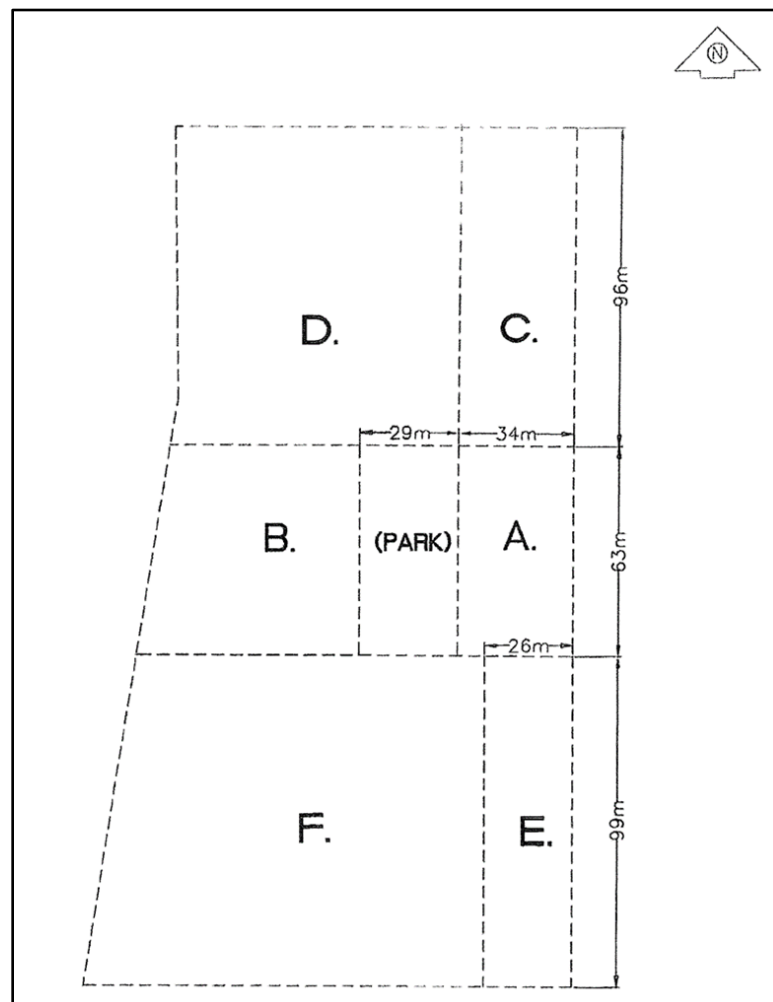


Figure 3: CD- 9 Zone – Development Areas Map

## **25 LIGHT INDUSTRIAL: I-1**

### **Permitted Uses**

- 1 The following uses are permitted as principal uses of the land:
  - (1) Audio/Visual Production Facility
  - (2) Brewery
  - (3) Cannabis Production
  - (4) Car Wash
  - (5) Catering Establishment
  - (6) Commercial Composting
  - (7) General Light Industrial
  - (8) Health Club and Fitness Centre
  - (9) Innovation Industrial
  - (10) Laundry or Cleaning Plant
  - (11) Photofinishing Services and Photography Studio
  - (12) Printing and Publishing
  - (13) Recycling Facilities
  - (14) Restaurant
  - (15) Sales, rental, service, storage and repair of:
    - a. agricultural equipment and garden implements;
    - b. boats and marine equipment;
    - c. business and office equipment;
    - d. construction and building equipment;
    - e. farm, garden and pet supplies;
    - f. furniture and appliances; and
    - g. tires
  - (16) Veterinary Practice, in accordance with Part 4, Section 13

### **Permitted Accessory Uses**

- 2 The following uses are permitted as accessory uses only:
  - (1) Offices
  - (2) Caretaker's Dwelling, no greater than 130 m<sup>2</sup> gross floor area
  - (3) Indoor Storage and Storage Yard

### **Prohibited Uses**

- 3 Notwithstanding Section 5.25.1 (Light Industrial I1), the following uses are prohibited:
  - (1) Any outdoor wrecking;
  - (2) As the primary use, the storage or production of volatile materials that constitute a risk to health, safety or property due to the potential of fire, explosion or accidental release of toxic fumes, gases or other substances;
  - (3) The primary processing of meat, poultry or fish or the involvement of live animals in any aspect of the operation;
  - (4) The primary processing of wood, metals or chemicals; or
  - (5) Gravel processing, garbage dumps, sawmills, planer mills, fertilizer plants, oil refineries or bulk oil storage plants or other uses that would be considered a form of heavy industrial development;
  - (6) Parking or storage lots for offsite vehicles sales;

### **Siting of Buildings and Structures**

- 4 Siting of buildings and structures shall be as follows:
- (1) Front Yard minimum of 7.5 m
  - (2) Side Yard Interior minimum of 6.0 m, total two sides,
    - a. where a side yard is not flanking a street or lane, the setback may be reduced to 0 m, provided that the other side yard has a width of not less than 6.0 m.
  - (3) Side Yard Exterior minimum of 6.0 m
  - (4) Any building or structure for Cannabis Production Building shall meet the following setbacks
    - a. Yard abutting Residential, Comprehensive or Mixed Use zone minimum 60 m
    - b. Yard abutting land dedicated, zoned or otherwise identified as public parkland, school or Institutional minimum 150 m

### **Size of Buildings and Structures**

- 5 The maximum size of buildings and structures shall be as follows:
- (1) Height maximum of 18.0 m
  - (2) Lot Coverage maximum of 60%
  - (3) Floor Area Ratio maximum of 1.0

### **Subdivision Requirements**

- 5 Requirements for subdivision shall be as follows:
- (1) Minimum and Average Lot Area minimum of 1850 m<sup>2</sup>
  - (2) Lot Frontage minimum of 30.0 m

## Permitted Uses

- ## Siting of Buildings and Structures

- ## Size of Buildings and Structures

- ## Subdivision Requirements

- Page 80

## 27 GENERAL INSTITUTIONAL: P-1

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Assembly use
  - (2) Civic use
  - (3) Child care facility
  - (4) Community Care facility
  - (5) Community Institutional Use
  - (6) Offices of the Federal, Provincial and Municipal Governments
  - (7) Recycling Facilities
  - (8) Memorial Gardens
  - (9) Cemetery
  - (10) Health Care Facility
  - (11) Nursing Home
  - (12) Caretaker's Dwelling

### Siting of Buildings and Structures

- 2 Siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 7.5 m
  - (2) Rear Yard minimum of 7.5 m
  - (3) Side Yard minimum of 6.0 m

### Size of Buildings and Structures

- 3 The maximum size of buildings and structures shall be as follows:
  - (1) Height maximum of 8.0 m
  - (2) Lot Coverage maximum of 40%
  - (3) Floor Area Ratio maximum of 0.4

### Site Specific Regulations

- 4 In addition to the Permitted Uses listed in this zone, Community Gardens is a permitted on the land legally described as Lot 1, Section 11, Range 1 West, South Saanich District, Plan 42604 (**1233 Clarke Drive**).

## **28 NEIGHBOURHOOD INSTITUTIONAL: P-1A**

### **Permitted Uses**

- 1 The following uses are permitted as principal uses of the land:
  - (1) Assembly Use
  - (2) Civic Use
  - (3) Child Care Facility
  - (4) Community Care Facility
  - (5) Memorial Gardens
  - (6) Caretaker's Dwelling

### **Siting of Buildings and Structures**

- 2 Siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 7.5 m
  - (2) Rear Yard minimum of 7.5 m
  - (3) Side Yard minimum of 6.0 m

### **Size of Buildings and Structures**

- 3 The maximum size of buildings and structures shall be as follows:
  - (1) Height maximum of 8.0 m
  - (2) Lot Coverage maximum of 40%
  - (3) Floor Area Ratio maximum of 0.4

## 29 COMMUNITY INSTITUTIONAL: P-1C

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Community Institutional Use
  - (2) Child Care Facility
  - (3) Community Care Facility
  - (4) Agriculture
  - (5) Equestrian or riding stable
  - (6) Greenhouse
  - (7) Caretaker's dwelling

### Siting of Buildings and Structures

- 2 Siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 7.5 m
  - (2) Rear Yard minimum of 7.5 m
  - (3) Side Yard minimum of 6.0 m

### Size of Buildings and Structures

- 3 The maximum size of buildings and structures shall be as follows:
  - (1) Floor Area Ratio maximum of 0.4
  - (2) Height maximum of 8.0 m
  - (3) Accessory Height maximum of 3.0 m
  - (4) Lot Coverage maximum of 40%

### Subdivision Requirements

- 4 Requirements for subdivision shall be as follows:
  - (1) Minimum and Average Lot Area minimum 4 ha

## **30 FIRE HALL INSTITUTIONAL: P-1F**

### **Permitted Uses**

- 1 The following uses are permitted as principal uses of the land:
  - (1) Main Fire Hall
  - (2) Training Centre for firefighting and emergency response

### **Siting of Buildings and Structures**

- 2 Siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 7.5 m
  - (2) Rear Yard minimum of 7.5 m
  - (3) Side Yard minimum of 6.0 m

### **Size of Buildings and Structures**

- 3 The maximum size of buildings and structures shall be as follows:
  - (1) Floor Area Ratio maximum of 0.2
  - (2) Height maximum of 13.5 m
  - (3) Accessory Height maximum of 3.0 m
  - (4) Lot Coverage maximum of 12%

### **Subdivision Requirements**

- 4 Requirements for subdivision shall be as follows:
  - (1) Minimum and Average Lot Area minimum 0.8 ha



## **31 PARKS AND OPEN SPACE: P-2**

### **Permitted Uses**

- 1 The following uses are permitted as principal uses of the land:
  - (1) Parks
  - (2) Pathways
  - (3) Natural open space
  - (4) Hiking trails
  - (5) Playgrounds
  - (6) Fairground and Exhibition ground

### **Siting of Building and Structures**

- 2 Siting of building and structures shall be as follows:
  - (1) Front Yard minimum of 7.5 m
  - (2) Rear Yard minimum of 7.5 m
  - (3) Side Yard minimum of 4.5 m

### **Size of Buildings and Structures**

- 3 The maximum size of buildings and structures shall be as follows:
  - (1) Height maximum of 6.0 m

## 32 PUBLIC UTILITY: P-3

- 1** The uses set out in row 1 are permitted only at the location set out in row 2 of the same column, and subject to the front, rear and side yard setbacks, maximum height, maximum lot coverage and maximum floor area ratio regulations respectively set out in rows 3 through 8 of the same column:

1.	<b>Use</b>	Sewage Pumping Station	Telecommunication Tower	Telecommunications Tower	Telecommunications Tower
2.	<b>Location</b>	Portion of Parcel D of Sections 6 and 7, Range 3 East Except Part in Plan 2306RW	Portion of Pt. Section 4, Range 4 East, South Saanich District (8051 Central Saanich Road)	Two portions of Lot 2, Section 15, Range 4 East, South Saanich District, Plan 3513 except parts in Plans 773RW and 2418RW (6485 Gliddon Road)	Portion of Lot A, Section 13, Range e East, South Saanich District, Plan 42576 (6822 Veyaness Road)
3.	<b>Front Setback</b>	7.5 m	0 m from zone boundary	0 m from zone boundary	0 m From zone boundary
4.	<b>Rear Setback</b>	7.5 m	0 m from zone boundary	0 m from zone boundary	0 m From zone boundary
5.	<b>Side Setback</b>	6.0 m	0 m from zone boundary	0 m from zone boundary	0 m From zone boundary
6.	<b>Height</b>	8.0 m	33 m for tower	33 m for tower 4.5 m for accessory structures	37 m For tower
7.	<b>Lot Coverage</b>	40%	40%	100%	100%
8.	<b>Floor Area Ratio</b>	0.4	0.4	1.0	1.0

### 33 RESIDENTIAL CORRIDOR (R-C):

#### 1. PERMITTED USE:

- a) The following are permitted as principal uses:
  - i) Residential
- b) The following are permitted as accessory uses:
  - i) Secondary Suite in accordance with Part 4, Section 12
  - ii) Home Occupation in accordance with Part 4, Section 10
  - iii) Accessory residential uses in accordance with Part 4, Section 3

#### REGULATIONS TABLE

<b>2.</b>	<b>DENSITY:</b>	The maximum density permitted on a lot shall be:	
a)	<i>Max. Housing Density:</i>	<b>Lot Area</b>	<b>Number of Dwelling Units</b>
		280 m <sup>2</sup> or less	3 units
		>280 to 800 m <sup>2</sup>	4 units
		>800 to 1,200 m <sup>2</sup>	6 units
		>1,200m <sup>2</sup>	8 units
b)	<i>Subject to Conditions:</i>	Despite the above, any property that is not connected to municipal water and sanitary sewer services shall be limited to one principal dwelling and one accessory dwelling unit.	
		<b>Information Note:</b> <i>The number of permitted dwelling units is not an unrestrained guarantee of achievable density since development proposals must comply with all other municipal regulations, provincial and federal legislation, and any covenants or other legal encumbrances registered on title.</i>	
c)	<i>FAR:</i>	The maximum Floor Area Ratio for all residential buildings on a lot shall be:	
		1 to 4 units	0.65
		5 to 6 units	0.70
		7 to 8 units	0.75
<b>3.</b>	<b>DENSITY BONUS:</b>	The maximum housing density may be increased by one additional dwelling unit where that dwelling is designed, constructed, and maintained as a fully accessible unit and is secured by a covenant	
<b>4.</b>	<b>BUILDING LIMITATIONS:</b>		
a)	<i>Gross Floor Area:</i>	The maximum gross floor area for a dwelling unit is 200 m <sup>2</sup>	
b)	<i>Residential Buildings:</i>	The maximum number of residential buildings on a lot shall be 2	

5.	<b>HOUSING FORMS:</b>	The following housing forms are permitted:
		Duplex with/without secondary suites Triplex Fourplex Townhouses with/without secondary suites Apartment (3 or more units)
	<i>Subject to Conditions:</i>	Detached Dwellings with/without secondary suite constructed or issued a building permit, prior to June 30, 2024, are considered a permitted use for the purposes of the Zoning Bylaw.
6.	<b>HEIGHT:</b>	The maximum height of buildings and structures shall be:
a)	<i>Residential Buildings:</i>	8 m and 2 storeys above grade for building containing 1 or 2 units 11 m and 3 storeys above grade for buildings containing 3 or more units
b)	<i>Non-habitable Buildings:</i>	3.5 m
7.	<b>SITING:</b>	Siting of buildings and structures shall be setback from lot lines as follows:
	<b>Information Notes:</b> <ul style="list-style-type: none"> <li>• Applies to all buildings and unenclosed attachments.</li> <li>• Excludes landscaping features and fences which may be at 0 m</li> <li>• Additional setback requirements may apply, review General Regulations</li> </ul>	
a)	<i>Front lot line:</i>	4 m:
b)	<i>Rear lot line:</i>	7 m 3 m: for habitable dwellings less than 4.5 m in height with no portion of the roof above 5.5 m 1.5 m: non-habitable accessory
c)	<i>Side lot line (interior):</i>	1.5 m for buildings or portions thereof up to 8 m in height 2.5 m for buildings or portions thereof up to 11 m in height
d)	<i>Side lot line (exterior):</i>	4.5 m
e)	<i>Exception:</i>	Despite the above setbacks, non-habitable accessory buildings with a floor area less than 10 m <sup>2</sup> and a height less than 3 m may be sited 1 m from a rear or side lot line
8.	<b>LOT COVERAGE:</b>	
a)	<i>Buildings and</i>	The maximum lot coverage for all buildings and structures on a lot shall be as follows:

	<i>Structures</i> :	1 to 2 units	35%
		3 to 4 units	45%
		5 to 8 units	50%
b)	<i>Soft Landscaping:</i>	The minimum lot coverage for soft landscaping on a lot shall be 20%	
	<b>Information Note:</b> <i>the required area for Soft Landscaping does not include areas of permeable paving, gravel, or non-organic materials. Soft landscaping within required setback areas may be included.</i>		
9.	<b>SUBDIVISION:</b>	To create a new lot by subdivision, any proposed lots shall meet the following:	
a)	<i>Lot Area:</i>	The minimum lot area for any lot created by subdivision is 1,000 m <sup>2</sup>	
b)	<i>Frontage:</i>	The minimum frontage for any lot created by subdivision is 22 m	

## 34 RURAL ESTATE: RE-1

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Residential Single Family
  - (2) Agriculture, excluding feed lots

### Permitted Accessory Uses

- 2 The following uses are permitted as accessory uses only:
  - (1) Accessory Dwelling Unit, in accordance with Part 4, Section 12
  - (2) Home occupation, in accordance with Part 4, Section 10

### Siting of Buildings and Structures

- 3 Siting of buildings and structures shall be as follows:

Minimum Required Setback	Principal Residential Dwelling	Accessory Buildings and Structures	Detached Accessory Dwelling
Front Lot Line	7.5 m	7.5 m	7.5 m
Rear Lot Line	7.5 m	7.5 m	7.5 m
Side Lot Line – Interior: one side	1.5 m	1.5 m	1.5 m
Side Lot Line- Interior: total two sides	4.5 m	4.5 m	4.5 m
Side Lot Line – Interior: panhandle lots	3.0 m	3.0 m	6.0 m
Side Lot Line - Exterior	6.0 m	6.0 m	6.0 m

- 4 A minimum building separation shall be provided as follows:
  - (1) 2.5 m between habitable buildings and other buildings
  - (2) 1.0 m between non-habitable buildings

**Information Note:** building separation must also comply with the BC Building Code requirements, which consider exterior wall openings and material combustibility for fire separation.

- 5 Detached accessory dwellings shall be sited to provide a maximum separation of 50 m from the principal residential dwelling, except where a detached accessory dwelling is to be located within an existing accessory building constructed before January 1, 2020

### Size of Buildings and Structures

- 6 The maximum size of buildings and structures shall be as follows:
  - (1) There may not be more than one principal residence on a lot
  - (2) The lot coverage for the principal residence and accessory buildings or structures, excluding a detached accessory dwelling, shall not exceed a lot coverage of 2%
  - (3) A detached accessory dwelling unit may not exceed a gross floor area of 90 m<sup>2</sup>

### Height of Buildings and Structures

- 7 Height of buildings and structures shall be as follows:
- (1) The maximum building height for a Residential Single Family on a standard lot is 8.0 m
  - (2) The maximum building height for a Residential Single Family on a panhandle lot is 4.5 m, except where the dwelling is sited a minimum of 8.0 m from any lot line the height may be increased to 8.0 m
  - (3) The maximum building height for accessory buildings is 4.5 m
  - (4) The maximum building height for a detached accessory dwelling is 6.5 m, however no portion of the roof may extend above 7.5 m

### Subdivision Requirements

- 8 Requirements for subdivision shall be as follows:
- (1) Minimum and Average Lot area minimum of 4 ha
  - (2) Lot Frontage minimum of 10% of the lot perimeter

### Site Specific Regulations

- 9 In the RE-1 zone, the following regulations are permitted on a site-specific basis only:
- (1) In addition to the list of uses permitted under the heading "Permitted Accessory Uses", Bed and Breakfast – 3 Bedroom maximum shall be a permitted use on the land legally described as Lot 1, Section 3, Range 1 West, South Saanich District, Plan VIP42418 **(8133 Rae-Leigh Place)**
  - (2) Despite the regulations above, the minimum lot area for subdivision of the land legally described as Lot 17, Sections 3 and 4, Range 1 West, South Saanich District, Plan 30146 **(8069 Thomson Place)** shall be 1.3 ha

## 35 RURAL ESTATE: RE-2

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Residential Single Family
  - (2) Agriculture, excluding feed lots

### Permitted Accessory Uses

- 2 The following uses are permitted as accessory uses only:
  - (1) Accessory Dwelling Unit, in accordance with Part 4, Section 12
  - (2) Home occupation, in accordance with Part 4, Section 10

### Siting of Buildings and Structures

- 3 Siting of buildings and structures shall be as follows:

Minimum Required Setbacks	Principal Residential Dwelling	Accessory Buildings and Structures	Detached Accessory Dwelling
Front Lot Line	7.5 m	7.5 m	7.5 m
Rear Lot Line	7.5 m	7.5 m	7.5 m
Side Lot Line – Interior: one side	1.5 m	1.5 m	1.5 m
Side Lot Line- Interior: total two sides	4.5 m	4.5 m	4.5 m
Side Lot Line – Interior: panhandle lots	3.0 m	3.0 m	6.0 m
Side Lot Line - Exterior	6.0 m	6.0 m	6.0 m

- 4 A minimum building separation shall be provided as follows:
  - (1) 2.5 m between habitable buildings and other buildings
  - (2) 1.0 m between non-habitable buildings

**Information Note:** building separation must also comply with the BC Building Code requirements, which consider exterior wall openings and material combustibility for fire separation.

- 5 Detached accessory dwellings shall be sited to provide a maximum separation of 50 m from the principal residential dwelling, except where a detached accessory dwelling is to be located within an existing accessory building constructed before January 1, 2020

### Size of Buildings and Structures

- 6 The maximum size of buildings and structures shall be as follows:
  - (1) There may not be more than one principal residence on a lot
  - (2) The lot coverage for the principal residence and accessory buildings or structures, excluding a detached accessory dwelling, shall not exceed a lot coverage of 5%
  - (3) A detached accessory dwelling unit may not exceed a gross floor area of 90 m<sup>2</sup>



## Height of Buildings and Structures

- 7 Height of buildings and structures shall be as follows:
- (1) The maximum building height for a Residential Single Family on a standard lot is 8.0 m
  - (2) The maximum building height for a Residential Single Family on a panhandle lot is 4.5 m, except where the dwelling is sited a minimum of 8.0 m from any lot line the height may be increased to 8.0 m
  - (3) The maximum building height for accessory buildings is 4.5 m
  - (4) The maximum building height for a detached accessory dwelling is 6.5 m, however no portion of the roof may extend above 7.5 m

## Subdivision Requirements

- 8 Subdivision Requirements
- |     |                              |  |
|-----|------------------------------|--|
| (1) | Minimum and Average Lot Area | minimum of 0.8 ha                      |
| (2) | Lot Frontage                 | minimum of is 10% of the lot perimeter |

## Site Specific Regulations

- 9 In the RE-2 zone, the following regulations are permitted on a site-specific basis only:
- (1) Despite the maximum lot coverage in the RE-2 (Rural Estate) Zone, the maximum lot coverage is 30% for the following lots:
    - a. Parcel A (DD267417I) of Lot 1, Section 2, Range 4 East, South Saanich District, Plan 9137 except part in Plan 2319 RW (**8205 Lochside Drive**); and,
    - b. Lot A, Sections 16 and 17, Range 4 East, South Saanich District, Plan VIP65747 (**2688 Tanner Road**)
  - (2) Despite the maximum lot coverage in the RE-2 (Rural Estate) Zone, the maximum lot coverage for Amended Lot 9, (DD 142640I), Section 1, Range 4 East, South Saanich District, Plan 4863, Except Part in Plan 2319 RW (**8355 Lochside Drive**), is 10.0%.
  - (3) Despite the maximum lot coverage in the RE-2 (Rural Estate) Zone, the maximum lot coverage for Lot 9, Section 2, Range 4E, South Saanich District, Plan VIP9420, Except Plan 2319 RW (**8325 Lochside Drive**), is 10.71%.
  - (4) Despite the maximum lot coverage in the RE-2 (Rural Estate) Zone, the maximum lot coverage for Lot 24, Section 13, Range 1 East, South Saanich District, Plan 1296 (**1610 Kersey Road**) is 8.5%.
  - (5) Despite the Permitted Uses allowed in the RE-2 (Rural Estate) Zone, a carriage house with a maximum height of 7.37 metres is a permitted use for Lot 24, Section 13, Range 1 East, South Saanich District, Plan 1296 (**1610 Kersey Road**) is 8.5%.
  - (6) Despite the Permitted Uses allowed in the RE-2 (Rural Estate) Zone, a carriage house with a maximum height of 6.6 metres is a permitted use for Lot 17, Section 13, Range 1 East, South Saanich District, Plan 1296 (**1575 Kersey Road**)
  - (7) Despite the maximum lot coverage allowed in the RE-2 (Rural Estate) Zone, the lot coverage for Lot 17, Section 13, Range 1 East, South Saanich District, Plan 1296 (**1575 Kersey Road**) is 5.5%.

## 36 RURAL ESTATE (WATER): RE-3

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Residential Single Family
  - (2) Agriculture, excluding feed lots

### Permitted Accessory Uses

- 2 The following uses are permitted as accessory uses only:
  - (1) Accessory Dwelling Unit, in accordance with Part 4, Section 12 & 13
  - (2) Home occupation, in accordance with Part 4, Section 10

### Siting of Buildings and Structures

- 3 Siting of buildings and structures shall be as follows:

Minimum Required Setback	Principal Residential Dwelling	Accessory Buildings and Structures	Detached Accessory Dwelling
Front Lot Line	7.5 m	7.5 m	7.5 m
Rear Lot Line	7.5 m	7.5 m	7.5 m
Side Lot Line – Interior: one side	1.5 m	1.5 m	1.5 m
Side Lot Line- Interior: total two sides	4.5 m	4.5 m	4.5 m
Side Lot Line – Interior: panhandle lots	3.0 m	3.0 m	6.0 m
Side Lot Line - Exterior	6.0 m	6.0 m	6.0 m

- 4 A minimum building separation shall be provided as follows:
  - (1) 2.5 m between habitable buildings and other buildings
  - (2) 1.0 m between non-habitable buildings

**Information Note:** building separation must also comply with the BC Building Code requirements, which consider exterior wall openings and material combustibility for fire separation.

- 5 Detached accessory dwellings shall be sited to provide a maximum separation of 50 m from the principal residential dwelling, except where a detached accessory dwelling is to be located within an existing accessory building constructed before January 1, 2020

### Size of Buildings and Structures

- 6 The maximum size of buildings and structures shall be as follows:
  - (1) There may not be more than one principal residence on a lot
  - (2) The lot coverage for the principal residence and accessory buildings or structures, excluding a detached accessory dwelling, shall not exceed a lot coverage of 5%
  - (3) A detached accessory dwelling unit may not exceed a gross floor area of 90 m<sup>2</sup>

### **Height of Building and Structures**

- 7 Height of buildings and structures shall be as follows:
- (1) The maximum building height for a Residential Single Family on a standard lot is 8.0 m
  - (2) The maximum building height for a Residential Single Family on a panhandle lot is 4.5 m, except where the dwelling is sited a minimum of 8.0 m from any lot line the height may be increased to 8.0 m
  - (3) The maximum building height for accessory buildings is 4.5 m
  - (4) The maximum building height for a detached accessory dwelling is 6.5 m, however no portion of the roof may extend above 7.5 m

### **Subdivision Requirements**

- 8 Requirements for subdivision shall be as follows:
- (1) Minimum and Average Lot area                      minimum of 2.0 ha
  - (2) Lot Frontage    minimum of 10% of the lot perimeter

### 37 RURAL ESTATE (VARIABLE LOT SIZE): RE-4

#### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Residential Single Family
  - (2) Agriculture, excluding feed lots

#### Permitted Accessory Uses

- 2 The following uses are permitted as accessory uses only:
  - (1) Accessory Dwelling Unit, in accordance with Part 4, Section 12
  - (2) Home occupation, in accordance with Part 4, Section 10

#### Siting of Buildings and Structures

- 3 Siting of buildings and structures shall be as follows:

Minimum Required Setback	Principal Residential Dwelling	Accessory Buildings and Structures	Detached Accessory Dwelling
Front Lot Line	7.5 m	7.5 m	7.5 m
Rear Lot Line	7.5 m	7.5 m	7.5 m
Side Lot Line- Interior	4.5 m	4.5 m	4.5 m
Side Lot Line - Exterior	6.0 m	6.0 m	6.0 m

- 4 A minimum building separation shall be provided as follows:
  - (1) 2.5 m between habitable buildings and other buildings
  - (2) 1.0 m between non-habitable buildings

**Information Note:** building separation must also comply with the BC Building Code requirements, which consider exterior wall openings and material combustibility for fire separation.

- 5 Detached accessory dwellings shall be sited to provide a maximum separation of 50 m from the principal residential dwelling, except where a detached accessory dwelling is to be located within an existing accessory building constructed before January 1, 2020

#### Size of Buildings and Structures

- 6 The maximum size of buildings and structures shall be as follows:
  - (1) There may not be more than one principal residence on a lot
  - (2) The lot coverage for the principal residence and accessory buildings or structures, excluding a detached accessory dwelling, shall not exceed 5%, except that for lots less than 0.8 ha. Lot coverage may be increased by 1% for each 0.08 ha. less than 0.8 ha.
  - (3) A detached accessory dwelling unit may not exceed a gross floor area of 90 m<sup>2</sup>

## Height of Buildings and Structures

- 7 Height of buildings and structures shall be as follows:
- (1) The maximum building height for a Residential Single Family on a standard lot is 8.0 m
  - (2) The maximum building height for a Residential Single Family on a panhandle lot is 4.5 m, except where the dwelling is sited a minimum of 8.0 m from any lot line the height may be increased to 8.0 m
  - (3) The maximum building height for accessory buildings is 4.5 m
  - (4) The maximum building height for a detached accessory dwelling is 6.5 m, however no portion of the roof may extend above 7.5 m

## Subdivision Requirements

- 8 Requirements for subdivision shall be as follows:
- (1) Minimum Lot Area minimum of 0.4 ha
  - (2) Average Lot Area minimum of 0.7 ha
  - (3) Maximum Lot Area maximum of 1.41 ha
    - a. except that lots larger than 1.41 ha. may be permitted, if a larger lot area is reasonably required to meet technical requirements for sewage absorption fields
  - (4) Lot Frontage for residential lots minimum of 10% of the lot perimeter
  - (5) Lot Frontage and lot area requirements for lots containing an agriculture use is a minimum of 30 m and 0.8 ha respectively

## Site Specific Regulations

- 9 In the RE-4 zone, the following regulations are permitted on a site-specific basis only:
- (1) Despite the regulations above, the minimum average lot area regulation shall not apply to that portion of the land legally described as Lot 28, Block E, Section 13, Range 1 West, South Saanich District, Plan 1314 Except that Part included within the boundaries of Plan 31385, PID 003-595-412 (**1231 Greig Avenue**) lying to the south of Benvenuto Avenue.
  - (2) Notwithstanding the maximum lot coverage in the Rural Estate (Variable Lot Size): RE-4 zone, on the land legally described as Lot 54, Section 14, Range 1 West, South Saanich District, Plan VIP66001, PID 023-916-125 (**1251 Garden Gate Drive**), the maximum lot coverage shall be 5.5%.
  - (3) Notwithstanding the maximum lot coverage in the Rural Estate (Variable Lot Size): RE-4 zone, on the land legally described as That Part of Lot 1, Sections 4 and 5, Range 3 West, South Saanich District, Plan 869, Shown Outlined in Red on Plan 757-R, Except Part in Plan 9120, PID 006-031-757 (**543 Senanus Drive**), the maximum lot coverage shall be 10.78%.

## 38 RURAL ESTATE: RE-5

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land
  - (1) Residential Single Family
  - (2) Agriculture, excluding feed lots

### Permitted Accessory Uses

- 2 The following uses are permitted as accessory uses only
  - (1) Home occupation, in accordance with Part 4, Section 10
  - (2) Secondary Suite, in accordance with Part 4, Section 12

### Siting of Buildings and Structures

- 3 Siting of buildings and structures shall be as follows:

Minimum Required Setback	Principal Residential Dwelling	Accessory Buildings and Structures
Front Lot Line	7.5 m	7.5 m
Rear Lot Line	7.5 m	7.5 m
Side Lot Line- Interior	3.0 m	3.0 m
Side Lot Line - Exterior	6.0 m	6.0 m

- 4 A minimum building separation shall be provided as follows:
  - (1) 2.5 m between habitable buildings and other buildings
  - (2) 1.0 m between non-habitable buildings

**Information Note:** building separation must also comply with the BC Building Code requirements, which consider exterior wall openings and material combustibility for fire separation.

### Size of Buildings and Structures

- 5 The maximum size of buildings and structures shall be as follows:
  - (1) There may not be more than one principal residence on a lot
  - (2) The lot coverage for the principal residence and accessory buildings or structures shall not exceed 20%

### Height of Buildings and Structures

- 6 Height of buildings and structures shall be as follows:
  - (1) The maximum building height for a Residential Single Family on a standard lot is 8.0 m
  - (2) The maximum building height for a Residential Single Family on a panhandle lot is 4.5 m, except where the dwelling is sited a minimum of 8.0 m from any lot line the height may be increased to 8.0 m
  - (3) The maximum building height for accessory buildings is 4.5 m

### Subdivision Requirements

- 7 Requirements for subdivision shall be as follows:
  - (1) The minimum lot area requirements for any lot created by subdivision is 0.14 ha
  - (2) The average lot area requirements for any plan of subdivision is 0.2 ha
  - (3) The minimum lot frontage for any lot created by subdivision is 26 m

## 39 RURAL ESTATE RESIDENTIAL RE-6

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Residential Single Family

### Permitted Accessory Uses

- 2 The following uses are permitted as accessory uses only:
  - (1) Accessory Dwelling Unit, in accordance with Part 4, Section 12
  - (2) Home occupation, in accordance with Part 4, Section 10
  - (3) For certainty, accessory uses in this zone include water reservoirs and sewage treatment facilities

### Siting of Buildings and Structures

- 3 Siting of buildings and structures shall be as follows:

Minimum Required Setback	Principal Residential Dwelling	Accessory Buildings and Structures	Detached Accessory Dwelling
Front Lot Line	4.5 m	4.5 m	4.5 m
Rear Lot Line	7.5 m	7.5 m	7.5 m
Side Lot Line- Interior	4.5 m	4.5 m	4.5 m
Side Lot Line - Exterior	6.0 m	6.0 m	6.0 m

- 4 A minimum building separation shall be provided as follows:
  - (1) 2.5 m between habitable buildings and other buildings
  - (2) 1.0 m between non-habitable buildings

**Information Note:** building separation must also comply with the BC Building Code requirements, which consider exterior wall openings and material combustibility for fire separation.

- 5 Detached accessory dwellings shall be sited to provide a maximum separation of 50 m from the principal residential dwelling, except where a detached accessory dwelling is to be located within an existing accessory building constructed before January 1, 2020

### Size of Buildings and Structures

- 6 The maximum size of buildings and structures shall be as follows:
  - (1) There may not be more than one principal residence on a lot
  - (2) The maximum gross floor area for a principal residence shall not exceed 407 m<sup>2</sup>
  - (3) The lot coverage for the principal residence and accessory buildings or structures shall not exceed 30% on a standard lot
  - (4) The lot coverage for the principal residence and accessory buildings or structures, excluding a detached accessory dwelling, shall not exceed 25% on a panhandle lot
  - (5) A detached accessory dwelling unit may not exceed a gross floor area of 90 m<sup>2</sup>
  - (6) The maximum gross floor area of accessory structures or structures shall not exceed 60 m<sup>2</sup>

### **Height of Buildings and Structures**

- 7 Height of buildings and structures shall be as follows:
- (1) The maximum building height for a Residential Single Family on a standard lot is 8.0 m
  - (2) The maximum building height for a Residential Single Family on a panhandle lot is 4.5 m, except where the dwelling is sited a minimum of 8.0 m from any lot line the height may be increased to 8.0 m
  - (3) The maximum building height for accessory buildings is 4.5 m, except that a water reservoir may have a height up to 20 m
  - (4) The maximum building height for a detached accessory dwelling is 6.5 m, however no portion of the roof may extend above 7.5 m

### **Subdivision Requirements**

- 8 Requirements for subdivision shall be as follows:
- (1) Lot Frontage minimum of 10% of the lot perimeter
  - (2) Number of residential lots permitted maximum of 57



## 40 RESIDENTIAL ATTACHED: RM-1

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Residential Single Family, subject to the provisions of the R-1 Zone
  - (2) Residential Two Family, subject to provisions of the R-2 Zone
  - (3) Residential Attached

### Permitted Accessory Uses

- 2 The following uses are permitted as accessory uses only:
  - (1) Home occupation, in accordance with Part 4, Section 10

### Siting of Buildings and Structures

- 3 Siting of buildings and structures shall be as follows:

(1)	Front Yard	minimum of	7.5 m
(2)	Rear Yard	minimum of	9.0 m
(3)	Side Yard		
	a. Minimum of	0.0 m, for attached units	
	b. Minimum of	4.5 m	
(4)	Side Yard Exterior	minimum of	6.0 m
(5)	Distance between detached buildings	minimum of	9.0 m
- 4 Access to each attached dwelling unit shall be by a separate individual doorway elevated no more than 1 m above grade.

### Size of Buildings and Structures

- 5 The maximum size of buildings and structures shall be as follows:
  - (1) Height
    - a. Maximum of 8.0 m for Residential Single and Two Family
    - b. 9.1 m for Residential Attached
  - (2) Width of Dwelling Unit minimum of 6.0 m
  - (3) Width of Building maximum of 40.0 m or four units  
whichever is less
  - (4) Lot Coverage maximum of 25 %
  - (5) Floor Area Ratio maximum of 0.45

### Building Separation

- 6 Building separation shall be as follows:
  - (1) Where one wall faces another wall of the same building or of another building on the same lot, the window of every habitable room in an attached dwelling unit shall be so situated as to provide an unobstructed view for a distance of not less than 25m measure horizontally from its centre at sill level in a single arc of not less than 50 degrees, or in a series of horizontal arcs, which total at least 70 degrees.

### Outdoor Amenity Area

- 7 An outdoor amenity area, such as a children's play area, shall be provided as follows:
- |     |  |            |                   |
|-----|--|------------|-------------------|
| (1) | For each 2 Bedroom Unit                  | minimum of | 10 m <sup>2</sup> |
| (2) | For each 3 Bedroom Unit                  | minimum of | 20 m <sup>2</sup> |
| (3) | Minimum size of any individual play area |            | 50 m <sup>2</sup> |

### Subdivision Requirements

- 8 Requirements for subdivision shall be as follows:
- |     |                              |            |                             |
|-----|------------------------------|------------|-----------------------------|
| (1) | Minimum and Average Lot Area | minimum of | 400 m <sup>2</sup> per unit |
| (2) | Lot Frontage                 |            | minimum of 10 m per unit    |

### Site Specific Regulations

- 9 In the RM-1 zone, the following regulations are permitted on a site-specific basis only:
- (1) Despite the regulations above the following shall apply to Lot 1, Section 3, Range 2 East, South Saanich District, Plan 20183 – Parcel Identifier 000-006-670 **(8189 East Saanich Road)**:
- |    |                  |            |                             |
|----|------------------|------------|-----------------------------|
| a. | Lot Area         | minimum of | 200 m <sup>2</sup> per unit |
| b. | Lot Frontage     | minimum of | 7.5 m per unit              |
| c. | Lot Coverage     | maximum of | 31 %                        |
| d. | Floor Area Ratio | maximum of | .50                         |

## **41 RESIDENTIAL ATTACHED (GROUND ORIENTED): RM-1G**

### **Permitted Uses**

- 1 The following uses are permitted as principal uses of the land:
  - (1) Residential Attached

### **Permitted Accessory Uses**

- 2 The following uses are permitted as accessory uses only:
  - (1) Home Occupation, in accordance with Part 4, Section 10

### **Siting of Buildings and Structures**

- 3 Siting of buildings and structures shall be as follows:

(1) Front Yard	minimum of	7.5 m
(2) Rear Yard	minimum of	9.0 m
(3) Side Yard	minimum of	4.5 m
(4) Side Yard Exterior	minimum of	6.0 m
- 4 Access to each attached dwelling unit shall be by a separate individual doorway elevated no more than 1 m above grade.

### **Size of Buildings and Structures**

- 5 The maximum size of buildings and structures shall be as follows:

(1) Height	maximum of	4.5 m
(2) Width of Dwelling Unit	maximum of	6.0 m
(3) Width of Building	maximum of	40.0 m
(4) Lot Coverage	maximum of	33%
(5) Floor Area Ratio	maximum of	0.33

### **Building Separation**

- 6 Building separation shall be as follows:
  - (1) Where one wall faces another wall of the same building or of another building on the same lot, the window of every habitable room in an attached dwelling unit shall be so situated as to provide an unobstructed view for a distance of not less than 25 m measured horizontally from its centre at sill level in a single arc of not less than 50 degrees, or in a series of horizontal arcs which total at least 70 degrees.

### **Subdivision Requirements**

- 7 Requirements for subdivision shall be as follows:

(1) Minimum and Average Lot Area	minimum of	375 m <sup>2</sup> per unit
(2) Lot Frontage	minimum of	36 m

## 41 RESIDENTIAL APARTMENT: RM-2

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Residential Single Family, subject to the provisions of the R-1 Zone
  - (2) Residential Two Family, subject to provisions of the R-2 Zone
  - (3) Residential Attached
  - (4) Residential Apartment

### Siting of Buildings and Structures

- 2 Siting of buildings and structures shall be as follows:
  - (1) Between two buildings minimum of 12.0 m
  - (2) Front Yard minimum of 10.5 m
  - (3) Rear Yard minimum of 10.5 m
  - (4) Side Yard
    - a. minimum of 0.0 m, for units with common wall
    - b. minimum of 6.0 m
  - (5) Side Yard Exterior minimum of 6.0 m

### Size of Buildings and Structures

- 3 The size of buildings and structures shall be as follows:
  - (1) Lot Coverage maximum of 35 %
  - (2) Height maximum of 11.0 m
  - (3) Floor Area Ratio
    - a. maximum of 0.70
    - b. Bachelor Apartment minimum of 40.0 m<sup>2</sup> net of common area
    - c. 1 Bedroom Apartment minimum of 50.0 m<sup>2</sup> net of common area
    - d. 2 Bedroom Apartment minimum of 65.0 m<sup>2</sup> net of common area
    - e. 3 Bedroom Apartment minimum of 80.0 m<sup>2</sup> net of common area
    - f. 4 Bedroom Apartment minimum of 111.5 m<sup>2</sup> net of common area

### Building Separation

- 4 Building separation shall be as follows:
  - (1) Where one wall faces another wall of the same building or of another building on the same lot, the window of every habitable room in an attached dwelling unit shall be so situated as to provide an unobstructed view for a distance of not less than 25 m measured horizontally from its centre at sill level in a single arc of not less than 50 degrees, or in a series of horizontal arc which total at least 70 degrees.

### Outdoor Amenity Area

- 5 An outdoor amenity area, such as a children's play area, shall be provided as follows:
  - (1) For each 2 Bedroom Unit minimum of 10 m<sup>2</sup>
  - (2) For each 3 Bedroom Unit minimum of 20 m<sup>2</sup>
  - (3) Minimum size of any individual play area 50 m<sup>2</sup>

### Subdivision Requirements

- 6 Requirements for subdivision shall be as follows:
- |     |                              |            |                     |
|-----|------------------------------|------------|---------------------|
| (1) | Minimum and Average Lot Area | minimum of | 1850 m <sup>2</sup> |
| (2) | Lot Frontage                 | minimum of | 36 m                |

### Site Specific Regulations

- 7 In the RM-2 zone, the following regulations are permitted on a site-specific basis only:
- (1) For those lands legally described as Lot 52, Sections 4 and 5, Range 2 East, South Saanich District, Plan VIP 64549 (**7923 Polo Park Crescent**), the maximum Floor Area Ratio is 0.85 where development is comprised of no more than 42 units in a three storey Residential Apartment building and no more than 15 dwelling units in one or more Residential Attached buildings.

## 42 RESIDENTIAL ATTACHED: RM-3

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Residential Apartment
  - (2) Residential Attached
  - (3) Residential Single Family
  - (4) Residential Two Family

### Permitted Accessory Uses

- 2 The following uses are permitted as accessory uses only:
  - (1) Home Occupation, in accordance with Part 4, Section 10

### Siting of Buildings and Structures

- 3 Siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 7.5 m
  - (2) Rear Yard minimum of 7.5 m
  - (3) Side Yard Interior
    - a. minimum of 0.0 m, one side, for attached units
    - b. minimum of 3.0 m, total two sides
  - (4) Side Yard Exterior minimum of 6.0 m
  - (5) Accessory Separation minimum of 3.0 m from principal building

### Size of Buildings and Structures

- 4 The maximum size of buildings and structures shall be as follows:
  - (1) Lot Coverage maximum of 40%
  - (2) Floor Area Ratio maximum of 0.60
  - (3) Height
    - a. Residential Apartment maximum of 11.0 m
    - b. Residential Attached maximum of 9.0 m
    - c. Residential Single Family maximum of 8.0 m
    - d. Residential Two Family maximum of 8.0 m
    - e. Accessory maximum of 4.5 m

### Subdivision Requirements

- 5 Requirements for subdivision shall be as follows:
  - (1) Minimum and Average Lot Area minimum of 920 m<sup>2</sup>
  - (2) Lot Frontage minimum of 26 m

### Outdoor Amenity Areas

- 6 For each Residential Apartment and Residential Attached development one or more outdoor amenity area, such as a children's play area, shall be provided on-site for communal use as follows:
  - (1) the minimum total area of such outdoor amenity areas shall be calculated on the basis of:
    - a. 10m<sup>2</sup> for each 2-bedroom unit;

- b. 20m<sup>2</sup> for each 3-bedroom unit;
- (2) no such individual outdoor amenity area shall be less than 50m<sup>2</sup>.

#### Site Specific Regulations

- 7 In the RM-3 zone, the following regulations are permitted on a site-specific basis only:
  - (1) Despite the regulations above, the following regulations shall apply to those lands legally described as the north-easterly 0.2552 hectares of Lot 1, Section 10, Range 1 West, South Saanich District, Plan 10118 (***proposed Lots B and C at 7247 West Saanich Road***):
    - a. Front Yard setback: minimum of 4.2 m
    - b. Rear Yard setback: minimum of 3.3 m
    - c. Side Yard (interior) setback: minimum of 3.0 m
    - d. Lot Coverage: maximum of 45%
    - e. Floor Area Ratio: maximum of 0.75
    - f. Lot Frontage: minimum of 17 m

## 43 RESIDENTIAL ATTACHED: RM-4

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Residential Apartment
  - (2) Residential Attached
  - (3) Residential Single Family, subject to the provisions of the R-2 zone
  - (4) Residential Two Family, subject to the provisions of the R-2 zone

### Permitted Accessory Uses

- 2 The following uses are permitted as accessory uses only:
  - (1) Home Occupation, in accordance with Part 4, Section 10

### Siting of Buildings and Structures

- 3 Siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 2.4 m
  - (2) Rear Yard minimum of 7.5 m
  - (3) Side Yard minimum of 6.0 m

### Size of Buildings Structures

- 4 The maximum size of buildings and structures shall be as follows:
  - (1) Lot Coverage maximum of 45%
  - (2) Floor Area Ratio maximum of 1.0
  - (3) Height
    - a. Condominium Hotel maximum of 10.0 m
    - b. Residential Apartment maximum of 10.0 m
    - c. Residential Attached maximum of 9.0 m
    - d. Residential Single Family maximum of 8.0 m
    - e. Residential Two Family maximum of 8.0 m
    - f. Accessory maximum of 4.5 m

### Subdivision Requirements

- 5 Requirements for subdivision shall be as follows:
  - (1) Minimum and Average Lot Area minimum of 920 m<sup>2</sup>
  - (2) Lot Frontage minimum of 26 m

### Site Specific Regulations

- 6 In the RM-4 zone, the following regulations are permitted on a site-specific basis only:
  - (1) In addition to the permitted uses in the RM-4 zone, on land legally described as Lot C (DD A83150) of Block 45, Section 10, Range 2 West, South Saanich District, Plan 1188, except that part in Plan 26071 (**7164 Brentwood Drive**), Condominium Hotel shall be a permitted use and development may be comprised of no more than six dwelling units in a three-storey Condominium Hotel building.
  - (2) Despite the regulations above, for those lands legally described as the south-westerly 0.1413 hectares of Lot 1, Section 10, Range 1 West, South Saanich District, Plan 10118 (**proposed Lot A at 7247 West Saanich Road**) the Floor Area Ratio may be increased to a maximum of 1.6.



## 44 RESIDENTIAL ATTACHED: RM-5

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Residential Apartment

### Permitted Accessory Uses

- 2 The following uses are permitted as accessory uses only:
  - (1) Home Occupation, in accordance with Part 4, Section 10

### Siting of Buildings and Structures

- 3 Siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 6.0 m
  - (2) Rear Yard minimum of 10.5 m
  - (3) Side Yard Interior minimum of 6.0 m
  - (4) Side Yard Exterior minimum of 6.0 m

### Size of Buildings and Structures

- 4 The maximum size of buildings and structures shall be as follows:
  - (1) Floor Area Ratio maximum of 1.6
  - (2) Lot Coverage maximum of 45%
  - (3) Height of Buildings and Structures
    - a. Principal 15 m
    - b. Accessory 4.5 m

### Site Specific Regulations

- 5 In the RM-5 Zone, the following regulations apply on a site-specific basis only:
  - (1) All residential dwelling units sited on the property legally described as PID: 000-260-215, Lot 1, Section 6, Range 2 East, South Saanich District, Plan 33828 (**7701 East Saanich Road**), shall be limited to residential rental tenure only.

## 45 RESIDENTIAL NEIGHBOURHOOD (R-N):

### 1. PERMITTED USE:

- a) The following are permitted as principal uses:
  - i) Residential
- b) The following are permitted as accessory uses:
  - i) Secondary Suite in accordance with Part 4, Section 12
  - ii) Home Occupation in accordance with Part 4, Section 10
  - iii) Accessory residential uses in accordance with Part 4, Section 3

### REGULATIONS TABLE

Lot Size		Small lots	Mid-size lots
		280 m <sup>2</sup> or less	> 280 m <sup>2</sup>
2.	DENSITY:	The maximum density permitted on a lot shall be:	
a)	Max. Housing Density:	3 dwelling units	4 dwelling units
b)	Subject to Conditions:	Despite the above, any property that is not connected to municipal water and sanitary sewer services shall be limited to one principal dwelling and one accessory dwelling unit.	
	Information Note: The number of permitted dwelling units is not an unrestrained guarantee of achievable density since development proposals must comply with all other municipal regulations, provincial and federal legislation, and any covenants or other legal encumbrances registered on title.		
c)	FAR:	The maximum Floor Area Ratio for all residential buildings on a lot shall be:	
	1 to 2 units	0.50	
	3 to 4 units	0.65	
3.	BUILDING LIMITATIONS:		
a)	Gross Floor Area:	The maximum Gross Floor Area for non-habitable buildings on a lot shall be:	
		Total of 10 m <sup>2</sup>	Total of: <ul style="list-style-type: none"><li>• 35 m<sup>2</sup> for lots up to 500 m<sup>2</sup> or 50 m<sup>2</sup> for lots up to 1,000 m<sup>2</sup></li></ul>

Lot Size		Small lots	Mid-size lots
		280 m <sup>2</sup> or less	> 280 m <sup>2</sup>
b)	Residential Buildings:	The maximum number of residential buildings on a lot shall be:	
		1	2
4.	HOUSING FORMS:	The following housing forms are permitted:	
		Detached dwelling with/without secondary suite Duplex with/ without secondary suite Townhouses without secondary suite Triplex apartment	Detached dwelling with/without secondary suite Duplex with/without secondary suites Townhouses with/without secondary suite Triplex apartment Fourplex apartment
5.	HEIGHT:	The maximum height of buildings and structures shall be:	
a)	Residential Buildings:	8 m 2 storeys above grade	8 m and 2 storeys above grade for building containing 1 or 2 units 11 m and 3 storeys above grade for buildings containing 3 or more units
b)	Non-habitable Buildings:	3.5 m	
6.	SITING:	Siting of buildings and structures shall be setback from lot lines as follows:	
	<b>Information Notes:</b> <ul style="list-style-type: none"><li>• Applies to all buildings and unenclosed attachments.</li><li>• Excludes landscaping features and fences which may be at 0 m</li><li>• Additional setback requirements may apply, review General Regulations</li></ul>		
a)	Front lot line:	6 m	
b)	Rear lot line:	7 m 3 m: for habitable dwellings less than 4.5 m in height with no portion of the roof above 5.5m 1.5 m: non-habitable accessory buildings	
c)	Side lot line (interior):	1.5 m for buildings or portions thereof up to 8 m in height 2.5 m for buildings or portions thereof up to 11 m in height 3.5 m where vehicular access to the rear is required for parking purposes	
d)	Side lot line (exterior):	4.5 m	

Lot Size		Small lots	Mid-size lots
		280 m <sup>2</sup> or less	> 280 m <sup>2</sup>
e)	<i>Exception:</i>	Despite the above setbacks, non-habitable accessory buildings with a floor area less than 10 m <sup>2</sup> and a height less than 3 m may be sited 1 m from a rear or side lot line	
<b>7.</b>	<b>LOT COVERAGE:</b>		
a)	<i>Buildings and Structures:</i>	The maximum lot coverage for all buildings and structures on a lot shall be as follows:	
	<i>1 to 2 units</i>	40%	35%
	<i>3 to 4 units</i>	50%	45%
b)	<i>Soft Landscaping:</i>	The minimum lot coverage for soft landscaping on a lot shall be as follows:	
		15%	15% for lots < 500 m <sup>2</sup> 20% lots ≥ 500 m <sup>2</sup>
	<b>Information Note:</b> the required area for Soft Landscaping does not include areas of permeable paving, gravel, or non-organic materials. Soft landscaping within required setback areas may be included.		
<b>8.</b>	<b>SUBDIVISION:</b>	To create a new lot by subdivision, any proposed lots shall meet the following:	
a)	<i>Lot Area:</i>	The minimum lot area for any lot created by subdivision is 750 m <sup>2</sup>	
b)	<i>Frontage:</i>	The minimum frontage for any lot created by subdivision is 22 m	

## 46 RESIDENTIAL INSTITUTIONAL: RP-1

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Residential Two Family
  - (2) Residential Attached
  - (3) Residential Apartment
  - (4) Community Care Facility

### Siting of Buildings and Structures

- 2 Siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 7.5 m
  - (2) Rear Yard minimum of 7.5 m
  - (3) Side Yard Interior minimum of 0.0 m, one side
  - (4) Side Yard Interior minimum of 3.0 m, total two sides
  - (5) Side Yard Exterior minimum of 6.0 m

### Size of Buildings and Structures

- 3 Size of buildings and structures shall be as follows:
  - (1) Lot Coverage maximum of 40%
  - (2) Floor Area Ratio maximum of 0.80
  - (3) Height
    - a. maximum of 9.1 m
    - b. maximum of 8.0 m for Residential Two Family
    - c. Accessory 4.5 m

### Building Separation

- 4 Building Separation shall be as follows:
  - (1) Where one wall faces another wall of the same building or of another building on the same lot, the window of every habitable room shall be so situated as to provide an unobstructed view for a distance of not less than 25 m measured horizontally from its centre at sill level in a single arc of not less than 50 degrees, or in a series of horizontal arcs which total at least 70 degrees.

### Subdivision Requirements

- 5 Requirements for subdivision shall be as follows:
  - (1) Minimum and Average Lot Area minimum of 920 m<sup>2</sup>
  - (2) Lot Frontage minimum of 26 m

### Site Specific Regulations

- 6 In the RP-1 zone, the following regulations are permitted on a site-specific basis only:
  - (1) Notwithstanding the uses permitted under Section 5.54.1, on those lands legally described as Parcel B (DD1920861) of Section 11, Range 4 East, South Saanich District (7005 East Saanich Road), the use of the land is restricted to Community Care Facility only.

- (2) For those lands legally described as Parcel B (DD1920861) of Section 11, Range 4 East, South Saanich District (***7005 East Saanich Road***), the lot coverage maximum may be increased to a maximum of 72% and the Floor Area Ratio may be increased to a maximum of 3.7.

## **47 RESIDENTIAL INSTITUTIONAL: RP-2**

### **Permitted Uses**

- 1 The following uses are permitted as principal uses of the land:
  - (1) Residential Attached for rental occupancy only
  - (2) Residential Apartment for rental occupancy only
  - (3) Community Care Facility

### **Siting of Buildings and Structures**

- 2 Siting of buildings and structures shall be as follows:
  - (1) Front Yard minimum of 7.5 m
  - (2) Rear Yard minimum of 7.5 m
  - (3) Side Yard Interior minimum of 1.5 m, one side
  - (4) Side Yard Interior minimum of 4.5 m, total two sides
  - (5) Side Yard Exterior minimum of 6.0 m

### **Size of Buildings and Structures**

- 3 The maximum size of buildings and structures shall be as follows:
  - (1) Lot Coverage maximum of 40%
  - (2) Floor Area Ratio maximum of 0.80
  - (3) Building Height maximum of 11.5 m
  - (4) Accessory Height maximum of 4.5 m

### **Subdivision Requirements**

- 4 Requirements for subdivision shall be as follows:
  - (1) Minimum and Average Lot Area minimum of 0.4 ha
  - (2) Lot Frontage minimum of 26 m

## 48 WATER AREA: W-1

### Permitted Uses

- 1 Permitted Uses The following uses are permitted as principal uses of the land:
  - (1) Dredging operations
  - (2) Private walkways
  - (3) Public wharves, piers, walkways or floats
  - (4) Public utility structures
  - (5) Non-commercial loading and unloading facilities
  - (6) Private Float Facilities
  - (7) Geothermal heating and cooling systems serving the adjacent upland property

### Siting of Buildings and Structures

- 2 Siting of buildings and structures shall be as follows:
  - (1) No structure, float, or walkway shall be constructed or placed so as to impede free pedestrian access along the waterfront.
  - (2) No boat house, shed or shelter shall be erected within a W-1 zone.

### Size of Buildings and Structures

- 3 The maximum size of buildings and structures shall be as follows:
  - (1) Height maximum of 4.5 m
  - (2) Accessory Building maximum of 60 m<sup>2</sup> gross floor area
  - (3) No private float or walkway may be over 30 m in length or 3 m in width.

**Information Note:** *The installation of any structures below the natural boundary of the sea are required to obtain the necessary permits or approvals from provincial and federal agencies*



## **49 WATER AREA BOAT HOUSE ZONE: W-1BH**

### **Permitted Uses**

- 1 The following uses are permitted as principal uses of the land:
  - (1) Private wharves, piers, walkways or floats
  - (2) Boat house

### **Siting of Buildings and Structures**

- 2 Siting of buildings and structures shall be as follows:
  - (1) No structure, float, or walkway shall be constructed or placed so as to impede free pedestrian access along the waterfront.

### **Size of Buildings and Structures**

- 3 The maximum size of buildings and structures shall be as follows:
  - (1) No boat house shall exceed 130m<sup>2</sup> gross floor area.
  - (2) No private float or walkway shall be over 30 m in length or 3 m in width.
  - (3) Height a maximum of 6.4 m above any structure on which the building or structure is constructed.

**Information Note:** *The installation of any structures below the natural boundary of the sea are required to obtain the necessary permits or approvals from provincial and federal agencies*

## 50 WATER AREA: W-2

### Permitted Uses

- 1 The following uses are permitted as principal uses of the land:
  - (1) Boat building
  - (2) Boat rental, sporting equipment rentals and sales
  - (3) Commercial moorage, loading and unloading facilities
  - (4) Dredging operations
  - (5) Ferry and water taxi wharves, docks, floats and terminals
  - (6) Fish packing, and processing
  - (7) Fish guide service
  - (8) Floats, wharves, piers and walkways
  - (9) Geothermal heating and cooling systems serving the adjacent upland property
  - (10) Marine fuel installations, including aircraft refueling
  - (11) Marinas and Yacht Clubs, in accordance with Part 4, Section 16
  - (12) Minor warehousing
  - (13) Public utility structures
  - (14) Ship repair
  - (15) Transient moorage
  - (16) Caretaker's dwelling

### Siting of Buildings and Structures

- 2 Siting of buildings and structures shall be as follows:
  - (1) All floats and structures except geothermal heating and cooling systems shall be set back 6.0 m from the marine boundary of any water lot or foreshore lease.
  - (2) No structure, float, or walkway shall be constructed or placed so as to impede free pedestrian access along the waterfront.

**Information Note:** *The installation of any structures below the natural boundary of the sea are required to obtain the necessary permits or approvals from provincial and federal agencies*

## **51 WATER AREA ZONE: W-2A**

### **Permitted Uses**

- 1 The following uses are permitted as principal uses of the land:
  - (1) Commercial moorage
  - (2) Docks and floats
  - (3) Ferry and water taxi wharves
  - (4) Fish guide service
  - (5) Floats, wharves, piers and walkways
  - (6) Loading and unloading facilities
  - (7) Public utility structures
  - (8) Transient moorage

### **Siting of Buildings and Structures**

- 2 Siting of Buildings and Structures shall be as follows:
  - (1) No structure, float, or walkway shall be constructed or placed so as to impede free pedestrian access along the waterfront.
  - (2) Except on the upland boundary, all floats and structures shall be set back 2.0 m from the boundary of any water lot or foreshore lease.

### **Size of Buildings and Structures**

- 3 The maximum size of buildings and structures shall be as follows:
  - (1) No private float or walkway shall be over 65 m in length or 4 m in width.

**Information Note:** *The installation of any structures below the natural boundary of the sea are required to obtain the necessary permits or approvals from provincial and federal agencies*

## **PART 6      OFF-STREET PARKING, LOADING AND SCREENING REGULATIONS**

### **1    PROVISION OF OFF-STREET PARKING**

Subject to Section 6.2, every owner of land shall provide and maintain off-street motor vehicle parking spaces on the same site as the development, building or use they are intended to serve, in accordance with the regulations in this Part.

### **2    OFF-STREET PARKING FOR NEW AND EXISTING BUILDINGS, STRUCTURES AND USES**

- 1      For new buildings, structures or uses, off-street parking shall be required in accordance with the regulations in this Part, including EV requirements.
- 2      For additions to existing building or structures, or for changes or additions to an existing use, the number of required parking spaces shall be determined by applying the regulations in Section 6.5 to those changes or additions, excluding EV requirements.
- 3      For changes in use which conforms to the uses permitted in a zone, the required parking spaces shall be determined by applying the regulations in Section 6.5, Table 2 to those changes.
- 4      In the case of a use not specifically mentioned, the number of required off-street parking spaces shall be the same as that for the most similar use.
- 5      Where the calculation of required spaces, energized parking, or EVSE units results in a fractional number, calculations shall be rounded to the nearest integer.
- 6      Where off-street parking spaces in excess of bylaw requirements are provided, their location, design and operation shall comply with the requirements of this bylaw.

### **3    USE OF PARKING FACILITIES**

- 1      All off-street parking spaces required by this bylaw shall be used exclusively for the parking of motor vehicles of clients, customers, employees, members, residents, tenants, or visitors who make use of the principal building or use for which the parking area is provided, and such parking area shall not be used for off-street loading, driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind.
- 2      Except for Residential Single Family and Residential Two Family, off-street parking spaces may be provided and used collectively by two or more buildings or uses on the same site, provided that the total number of parking spaces when used together is not less than the sum of the requirements for the various individual uses, and that such parking facilities shall not be located more than 150m from any building or use to be served.

- 3 Despite Section 6.1, where all required parking spaces for non-residential uses cannot be located on the same site as the building, structure or use for which they are required, parking spaces may be provided on land other than that in respect of which the spaces are required, provided that:
  - (1) the parking site is located within 150m of the site where the building, structure or use requiring provision of parking is located or carried on;
  - (2) excess parking spaces exist at the parking site and granting a parking easement would not create a parking shortfall for uses occurring on the site, and
  - (3) an easement or restrictive covenant in favor of the municipality is registered against the title of the parking site, requiring that it be used to provide the required number of parking spaces for the building, structure or use which requires the parking.
  
- 4 Despite Subsection 6.3.2, where it can be ascertained by the Director of Planning and Building Services that the peak parking demand for two or more non-residential buildings, structures or uses on the same site or abutting sites occurs at different periods of time, the parking requirements for those buildings or uses may be reduced by a maximum of 25% of the total parking requirement, provided that an easement or restrictive covenant in favor of the municipality is registered against the titles of the subject properties, setting out the shared parking arrangement and requiring the provision of the required number of parking spaces for the buildings, structures or uses which require the parking.

#### 4 DEVELOPMENT AND MAINTENANCE STANDARDS FOR OFF-STREET PARKING

##### *Design of parking areas and access*

- 1 Off-street parking areas shall be:
  - (1) developed as an integral part of an overall site plan; and
  - (2) arranged to ensure the safe and convenient circulation of vehicles to and from the public road system.
  
- 2 Except for Residential Single Family, Residential Two Family, and Accessory Dwelling Unit uses, adequate provision shall be made for individual access to or from all parking spaces at all times by means of unobstructed maneuvering aisles provided as follows:

<b><i>Parking Angle</i></b>	<b><i>Width of Maneuvering Aisle</i></b>
90 degrees	7.5 m
60 degrees	5.5 m
45 degrees and less	4.0 m

- 3 Parking spaces may be arranged one behind the other with a common or shared point of access to a street or maneuvering aisle, only if both spaces are provided in respect of a Residential Single Family use.

### *Surfacing, marking and lighting*

- 4 Off-street parking areas and their related driveways and maneuvering aisles shall be:
  - (1) Except as note in paragraph 6.4.6(3), surfaced with asphalt, concrete or similar pavement, pavers, gravel or similar permeable material so as to provide a durable surface. When a surface such as gravel or similar permeable material is provided, measures shall be implemented to ensure that dust is effectively controlled;
  - (2) graded and drained to dispose of surface water and to eliminate sheet flow of drainage water onto sidewalks, public rights-of-way or abutting properties; and
  - (3) for accessible parking and aisle surfaces:
    - (a) hard, non-slip surface;
    - (b) a maximum running slope and maximum cross-slope of surface at 1:50 (2%); and,
    - (c) drop curbs (curb ramp) shall be provided to accommodate wheelchair access between parking spaces and entrances to buildings.
- 5 Except for those provided in respect of Residential Single Family, Residential Two Family, and Accessory Dwelling Unit uses, individual parking spaces shall be suitably delineated by painted lines or other means, such as brick pavers, cat eyes, or wheel stops, as appropriate. Entrances and exits shall be clearly marked by curbs or fences, painted lines, or signage.
- 6 Except for those provided in respect of Residential Single Family, Residential Two Family, and Accessory Dwelling Unit uses, all parking areas shall be provided with adequate curbs in order to retain vehicles within the permitted parking areas, and to ensure that fences, walls, hedges, landscaped areas, buildings, sidewalks and public roads and lanes will be protected.
- 7 Lighting used to illuminate off-street parking areas or parking garages shall be so arranged that all direct rays of light are reflected upon the parking areas or garages, and not on any adjoining premises.

### *Location of stalls*

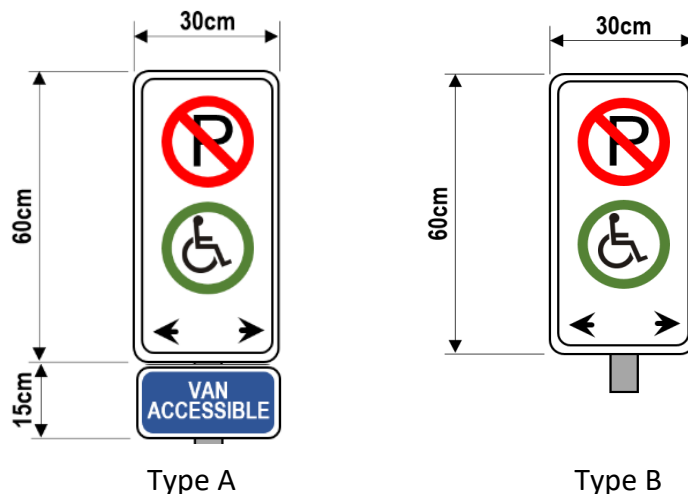
- 8 Off-street parking provided for an Accessory Dwelling Unit shall be:
  - (1) provided at grade and not enclosed in a building, except that where a building contains three or more parking spaces, one space may be allocated for an Accessory Dwelling Unit use;
  - (2) specifically allocated for use of the Accessory Dwelling Unit only; and
  - (3) located so as to allow for access to and from the parking space at all times by means of an unobstructed driveway
- 9 In the case of Residential Attached or Residential Apartment uses, visitor parking spaces must be marked with a sign that clearly identifies their use for visitor parking only.
- 10 In the C, CD, CR, I, P, RM, RP, and W zones, off-street surface parking shall be located no less than 2.5 m from any lot line.

- 11 All parking for commercial buses shall be provided off-street in spaces specifically designed for bus parking only and each space shall be located at least 6m from any property line.

#### *Accessible Parking*

- 12 Accessible parking spaces shall be:
- (1) on the same lot as the uses, buildings or structures that the spaces are provided for;
  - (2) located to allow for the shortest possible access route to the main entrance or elevator of the building; and,
  - (3) If multiple accessible entrances are accessible, spaces may be dispersed to enable parking proximity to multiple entrances.
- 13 The following are required to identify accessible parking spaces:
- (1) a sign in compliance with the regulations pursuant to the *Motor Vehicle Act Regulations*, with minimum dimensions of 30cm x 60cm at the end of a parking space (1.5 m or higher) either a post-mounted accessible sign or affixed to the building face;
  - (2) an additional blue sign 30cm x 15cm indicating “Van Accessible” for all Type A accessible spaces, located below the required sign indicated in (15)(1); and,
  - (3) the parking surface shall be painted with the International Symbol of Accessibility.

#### **Information Note - Illustration of MVA Regulations Accessible Parking Signage**



#### *Electric Vehicles Parking*

- 14 Electric Vehicle Energy Management Systems (EVEMS) Performance Standard requirements, found in Table 1 below, shall be followed. Performance requirements indicate the maximum number of EVSE (Level 2 electric vehicle charging stations) that

may be connected to the same circuit, for various circuit ratings. The EVEMS Performance Standard is meant to ensure that a vehicle may be fully recharged 90% of the time during an overnight charging session, based upon average daily driving distances, estimated as 24.1 km per day in Central Saanich.

- 15 For designs where an EVEMS is intended, electrical infrastructure shall include communications equipment, control systems installation, licensing, and permitting required to operate.

**Table 1: EVEMS Performance Requirements**

<b>Minimum Circuit Breaker Rating (Amps)</b>	<b>Maximum Number of EVSE (Chargers) Per Circuit</b>
20	1
30	2
40	4
50	5
60	6
70	7
80	8
90	10
100	11
125	14
150	17

#### *Stall dimensions*

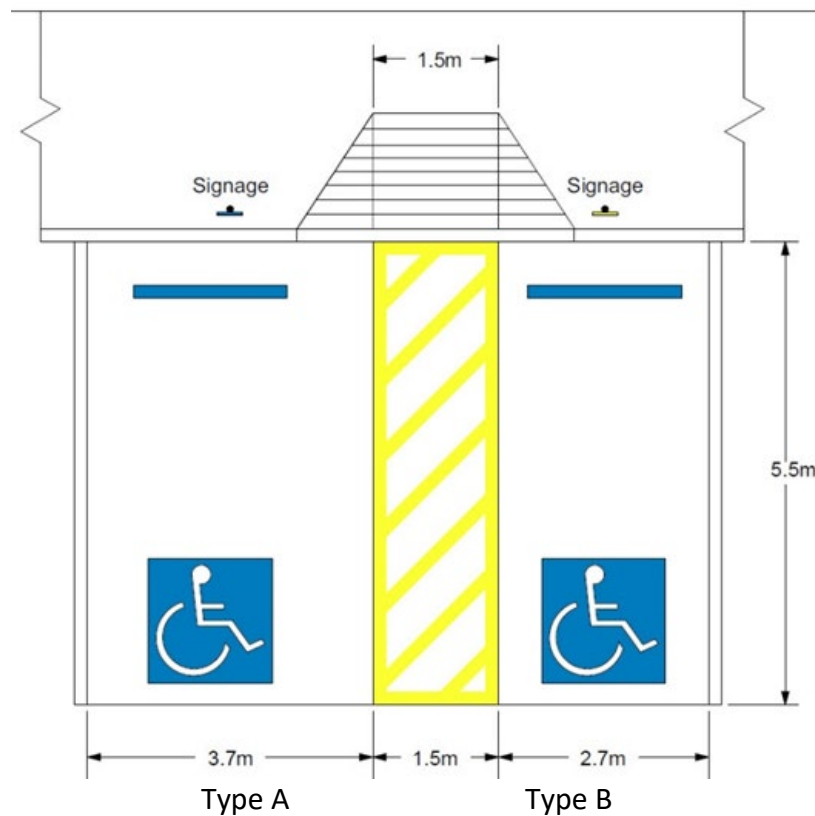
- 16 Off-street parking spaces and access aisles shall have clear minimum dimensions as follows:

	<b>Width of Space</b>	<b>Length of Space</b>	<b>Height</b>
Standard parking space	2.7 m	5.5 m	2.0 m
Small car parking space	2.4 m	5.0 m	2.0 m
Standard parking space (parallel)	2.6 m	7.3 m	2.0 m
Small car parking space (parallel)	2.4 m	6.7 m	2.0 m
Accessible parking space – Type A	3.7 m	5.5 m	2.3 m
Accessible parking space – Type B	2.7 m	5.5 m	2.3 m
Marked Accessible Aisle	1.5 m	5.5 m	2.3 m



- (1) An accessible aisle of 1.5 m, clearly marked with diagonal markings, must be provided immediately adjacent to each accessible parking space.
  - (2) One accessible aisle may provide access for up to two accessible parking spaces.
- 17 Except for spaces provided in respect of Residential Single Family, Residential Two Family, and Accessory Dwelling Unit uses, where a parking space adjoins a wall, fence or other structure greater than 0.3m in height, the width of the parking space shall be increased by 0.3m for the entire length of the parking space.
- 18 If an off-street parking area contains 31 or more spaces, a maximum of 30% of the spaces provided may be small car parking spaces which shall be clearly marked to identify their use for the parking of small cars only.

**Information Note - Illustration of Accessible Parking Dimensions**



## 5 REQUIRED OFF-STREET PARKING

**Table 2: Number of Required Parking Spaces Based on Land Use**

LAND USE CATEGORY	MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES	MINIMUM ENERGIZED SPACES	MINIMUM EVSE	MINIMUM CHARGING LEVEL
<b>AGRICULTURAL</b>				
Garden Centre/Nursery	1 per 15 m <sup>2</sup> of gross floor area of retail sales building	0%		
Produce Stand	Greater of 4 spaces per sales clerk or 1 space per 10 m <sup>2</sup> gross floor area of retail sales area	0%		
<b>COMMERCIAL</b>				
<b>Accommodation/Transient</b>				
Conference Facility, Banquet and Catering Facility	Greater of 1 space per 5 seats or 1 space per 30 m <sup>2</sup> of gross floor area	4	2	L2
Bed and Breakfast	1 per bed and breakfast bedroom	2	0	L2M
Travel Accommodation	1 per sleeping unit	100%	0	L2M
<b>Financial Services</b>				
Bank	1 per 20 m <sup>2</sup> of gross floor area	2	2	L2
<b>Miscellaneous</b>				
Auction Sales	1 per 20 m <sup>2</sup> of gross floor area	0%		
<b>Office</b>				
Business Office	1 per 28 m <sup>2</sup> of gross floor area	2	2	L2M
Medical/Dental Office	1 per 20 m <sup>2</sup> of gross floor area	5%	2	L2
Sub-Trade Office	1 per 70 m <sup>2</sup> of gross floor area	2	2	L2M
Taxicab Office	2 spaces plus 1 space per taxi	1	1	L2
Veterinary Practice	per 28 m <sup>2</sup> of gross floor area	5%	2	L2
<b>Retail – Food and Beverage</b>				
Convenience Store	Greater of 4 spaces or 1 space per 35 m <sup>2</sup> gross floor area	0%		
Premises Licensed under the Liquor Control and Licensing Act	Greater of 1 space per 3 seats or 1 space per 10 m <sup>2</sup> gross floor area	0%		
Restaurant	Greater of 1 space per 3 seats or 1 space per 10 m <sup>2</sup> gross floor area	5%	4	L2
Supermarket	1 per 14 m <sup>2</sup> of gross floor area	5%	4	L2
<b>Retail – Miscellaneous</b>				
Building Supply	1 per 20 m <sup>2</sup> of retail floor area	5%	2	L2M
Machinery Sales	2 plus 1 per 90 m <sup>2</sup> gross floor area of display area	5%	2	L2M
Retail Store	1 per 22 m <sup>2</sup> of gross floor area	5%	4	L2
Cannabis Retail	1 per 22m <sup>2</sup> of gross floor area	0%		

LAND USE CATEGORY	MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES	MINIMUM ENERGIZED SPACES	MINIMUM EVSE	MINIMUM CHARGING LEVEL
<b>Personal Services</b>				
Funeral Parlor	Greater of 1 space per 4 seats or 1 space per 5.6 m <sup>2</sup> of assembly space	1	1	L2
Service Business	1 per 20 m <sup>2</sup> gross floor area	5%	4	L2
<b>Retail – Vehicular and Marine</b>				
Vehicle Sales and Rental	1 per 55 m <sup>2</sup> of sales floor area	5%	2	L2M
Boat Sales	2 spaces plus 1 per 90 m <sup>2</sup> of display area	0%		
Car Wash	2 per wash bay	1	1	L2
Gas Bar	2 spaces	1	1	L2
Marina	1 space per 2 mooring berths and dry storage spaces	4	2	L2
Automobile Service Station	3 per service bay	1	1	L2
Tire Sales/Repair	2 spaces plus 2 per service bay	1	1	L2
<b>INDUSTRIAL</b>				
Audio/Visual Production Facility	1 per 45 m <sup>2</sup> gross floor area	2	2	L2
Manufacturing and Processing	1 per 100 m <sup>2</sup> gross floor area used for manufacturing, servicing and storage purposes plus 1 per 45 m <sup>2</sup> of gross floor area for all other purposes including office and sales	5%	2	L2M
Printing and Publishing	1 per 20 m <sup>2</sup> gross floor area	5%	2	L2M
Recycling Facility	1 per 30 m <sup>2</sup> gross floor area	5%	2	L2M
Research and Development Facility	1 per 30 m <sup>2</sup> gross floor area	5%	2	L2M
Service/Repair Establishments	1 per 50 m <sup>2</sup> gross floor area	5%	2	L2M
Warehousing Storage	1 per 200 m <sup>2</sup> gross floor area	5%	2	L2M
<b>PUBLIC &amp; INSTITUTIONAL USES</b>				
<b>Medical</b>				
Hospitals (Acute Care)	1 per bed	5%	12	L2M
Hospitals (Extended Care)	1 per 3 beds	5%	2	L2M
Community Care Facility	1 per 3 beds	5%	2	L2M
<b>Assembly Facility</b>				
Assembly Use	1 per 5 seating places or 1 per 10 m <sup>2</sup> of floor area, whichever is greater	1	1	L2

LAND USE CATEGORY	MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES	MINIMUM ENERGIZED SPACES	MINIMUM EVSE	MINIMUM CHARGING LEVEL
<b>Public Services</b>				
Civic Use	1 per 10 m <sup>2</sup> of gross floor area	2	2	L2
Colleges	10 per classroom	5%	12	L2M
Fire Hall	1 per 22 m <sup>2</sup> of gross floor area	2	2	L2M
Post Office	1 per 20 m <sup>2</sup> of gross floor area	2	2	L2M
Public Swimming Pool	1 per 5 m <sup>2</sup> of pool water surface	5%	6	L2
Schools - Elementary	2 per classroom	5%	6	L2M
Schools - Middle	2 per classroom	5%	6	L2M
Schools - Secondary	5 per classroom	5%	6	L2M
Schools – Daycare	1 per 5 students or 3 spaces, whichever is greater	2	2	L2M
<b>RECREATIONAL AND CULTURAL USES</b>				
<b>Assembly Facility</b>				
Exhibition Hall	1 per 10 m <sup>2</sup> of gross floor area	5%	6	L2
Public Meeting Hall	1 per 4 seats	4	2	L2
<b>Athletic/Sports Facility</b>				
Bowling Alley	3 per lane	4	2	L2
Golf Course	75 spaces per 9 holes	4	2	L2
Golf Driving Range	3 per tee	4	2	L2
Health Club or Fitness Centre	1 per 10 m <sup>2</sup> of gross floor area	4	2	L2
Community Centres	2 per 10 m <sup>2</sup> of facilities' gross floor area used by the public	4	2	L2
Stadium or Arena	1 per 3 seats	5%	6	L2
Equestrian or Riding Stable	1 per boarded and rental horse plus 1 space per employee	0%		
<b>Campgrounds</b>				
Campground	1 per campsite, plus 0.15 spaces per campsite for visitors' parking	0%		
Recreational Vehicle Campground	1 per RV site, plus 0.15 per RV site for visitors' parking	0%		
<b>Cultural Facility</b>				
Cultural Facility	1 per 40 m <sup>2</sup> of gross floor area	4	2	L2
Theatres, including Cinemas	1 per 4 seats	4	2	L2
<b>Private</b>				
Lodge Halls, Private Clubs	1 per 10 m <sup>2</sup> of gross floor area	4	2	L2
<b>RESIDENTIAL</b>				
Caretaker's Dwelling	1 per dwelling unit	1	0	L2M
Residential Single Family	2 per dwelling unit	1	0	L2M
Residential Two Family	2 per dwelling unit	2	0	L2M

LAND USE CATEGORY	MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES	MINIMUM ENERGIZED SPACES	MINIMUM EVSE	MINIMUM CHARGING LEVEL
Small Scale Multi-Unit Development	1 per dwelling unit for three or more units Less than 3 units must meet the minimum parking requirements for the specific residential use in this table	100%	0	L2M
Residential Attached	1.5 per dwelling units plus 0.1 per dwelling unit for visitors' parking	100%*	0	L2M
Residential Apartment	1.5 per dwelling unit plus 0.1 per dwelling unit for visitors' parking	100%*	0	L2M
Condominium Hotel	1.5 per dwelling unit plus 0.1 per dwelling unit for visitors' parking	100%*	0	L2M
Assisted Seniors'	0.6 per dwelling unit	100%*	0	L2M
Accessory Dwelling Unit	1 per Accessory Dwelling Unit	1	0	L2M
Affordable Housing Units	0.75 per dwelling unit plus 0.1 per dwelling unit for visitor's parking	100%*	0	L2M
Deep Subsidy Units	Projects with: <ul style="list-style-type: none"> <li>• 1-10 units = 0 spaces</li> <li>• 11-30 units = 1 spaces</li> <li>• 31-50 units = 2 spaces</li> <li>• 51 or more units = 3 spaces</li> </ul> Plus 0.1 per dwelling unit for visitors'	100%*	0	L2M

*\*excludes visitor parking*

**Minimum energized spaces:** refers to minimum number of parking spaces, expressed as a % of the total or as a whole number, for which energized outlets shall be provided.

**Minimum energized electric vehicle supply equipment (EVSE):** refers to the minimum number of energized outlets that shall be provided with charging stations (EVSE units) at the time of development, either expressed as a % of the total or as a whole number. Where the number of EVSE specified in the table is greater than the minimum energized parking spaces percentage requirement, the EVSE requirement will be equivalent to the percentage requirement of minimum energized spaces.

**Minimum charging level:** refers to the minimum charging level provided at each of the energized parking spaces (L2 = Level 2; L2M = Level 2 with energy management enabled). Where energy management is allowed, the EV Energy Management Systems Performance Standard shall apply. Where L2M is specified, energy management is recommended but optional (i.e., L2 may be used instead).

- 1 The minimum number of accessible parking spaces shall be provided in accordance with the requirements set out in the table below:

Total number of required parking spaces	Accessible parking spaces of the required total parking for residential attached and residential apartment		Accessible parking spaces of the required total parking for all other applicable uses	
	Type A	Type B	Type A	Type B
1 to 9	0	0	1	0
10 to 25	1	0	1	0
26 to 50	1	1	1	1
51 to 75	2	1	2	1
76 to 100	2	1	2	2
For each additional increment of 25 spaces or portion thereof		1 additional space		1 additional space

- 2 For properties developed pursuant to the **Strata Property Act** required accessible parking spaces shall be deemed to be common property.
- 3 If a parking variance is requested as part of a development, the number of required off-street parking before the variance shall be used to calculate the number of accessible parking spaces.
- 4 The following uses do not require an accessible parking space:
  - (1) Facilities that are used exclusively for the storage of vehicles
  - (2) Residential single family
  - (3) Residential two family
  - (4) Secondary suite
  - (5) Cottage or Carriage house
  - (6) Seasonal or temporary uses provided that parking for persons with limited mobility can be accommodated in an appropriate manner on site, to the satisfaction of the Director of Planning and Building Services.

## 6 PROVISION OF BICYCLE PARKING SPACES

- 1 Bicycle parking spaces shall be provided in accordance with the following:
  - (1) All Commercial, Industrial, Comprehensive Development, and Residential Attached and Residential Apartment uses shall provide short-term bicycle parking in the form of bicycle racks on the basis of 1 space per 10 required vehicular parking spaces;
  - (2) Bicycle racks shall be provided on the same site as the development, building or use for which they are intended, and shall be:
    - (a) located in a convenient, well-lit location within 15m of a principal building entry and be sheltered from rain and weather conditions; and

- (b) be made of sturdy, theft-resistant material, securely anchored to the ground, floor or wall;
- (3) Unobstructed access by means of an aisle with a minimum width of 1.2m shall be provided to each bicycle parking space or rack; and,
- (4) In addition to Paragraph 6.6.1(1), Residential Attached and Residential Apartment uses shall provide on the basis of 1.5 bicycles parking spaces per Dwelling Unit, secured, covered, long-term bicycle parking on-site in the form of:
  - (a) bicycle lockers constructed of solid, opaque, weatherproof and theft-resistant material with lockable doors which open to the full height and width of each locker, are grouped together, and each with minimum dimension of 2m long, 1.5m high and 1m wide; or
  - (b) the same lockers for vertical storage bicycle parking spaces may be provided with minimum dimensions of 0.6 x 1.2m with staggered heights to avoid handlebar conflict; or
  - (c) bicycle rooms complete with bicycle racks, where the bicycle rooms provide a lockable door and lighting.
  - (d) At least half of the bicycle parking spaces must be horizontal, ground anchored.
- (5) Where secured, long-term bicycle parking is required under 6.6.1(4), for every one over-sized bicycle parking space provided having a minimum dimension of 0.9 m x 3 m, up to three vertical storage bicycle parking spaces may be counted.
- (6) In addition to section 44(1)(d), all Residential Attached and Residential Apartment uses must include at minimum one energized Level 1 outlet (120 V) with every two long-term bicycle parking spaces.

## **7 PROVISION OF OFF-STREET LOADING FACILITIES**

Subject to Section 6.8, every owner of land shall provide and maintain off-street loading spaces on the same site as the development, building or use they are intended to serve, in accordance with the regulations in this bylaw.

## **8 OFF-STREET LOADING FOR NEW AND EXISTING BUILDINGS, STRUCTURES AND USES**

- 1 For new buildings, structures or uses, the required number of off-street loading spaces shall be required in accordance with the regulations set out in Section 6.10.
- 2 For additions to existing buildings or structures, or for changes or additions to an existing use, the number of off-street loading spaces required shall be determined by applying the regulations in Section 6.10 to those changes or additions.
- 3 Where off-street loading spaces in excess of bylaw requirements are provided, their location, design and operation shall comply with the requirements of this bylaw.

## 9 DEVELOPMENT AND MAINTENANCE STANDARDS FOR OFF-STREET LOADING

- 1 Each off-street loading space shall have clear minimum dimensions of 3 m in width, 9 m in depth, and 4 m in height.
- 2 Each off-street loading area shall be clearly marked for the use of loading only.
- 3 All loading spaces shall be provided with adequate curbs to retain all vehicles within the permitted loading areas and to ensure that fences, walls, hedges, landscaped areas, and buildings will be protected.
- 4 Each loading space shall be surfaced with an asphalt, concrete or similar pavement so as to provide a durable, dust-free surface and shall be so graded and drained as to properly dispose of all surface water.
- 5 Off-street loading areas shall be arranged so as to ensure the safe and convenient circulation of vehicles to and from the public road system, and not be arranged so as to require the backing out of vehicles onto a public road.
- 6 Off-street loading spaces shall be accessed off a lane or maneuvering aisle not less than 6 m wide.
- 7 Any lighting used to illuminate any loading area shall be so arranged that all direct rays of light are reflected upon the loading area and not on any adjoining premises.

## 10 REQUIRED OFF-STREET LOADING

**Table 4: Required Off-Street Loading Spaces**

USE OF BUILDING OR LOT	TOTAL FLOOR AREA OF BUILDING	MINIMUM NUMBER OF REQUIRED OFF-STREET LOADING SPACES
Retail Store, industry, warehouse or similar use	300 m <sup>2</sup> to 500 m <sup>2</sup>	1
	500 m <sup>2</sup> to 2500 m <sup>2</sup>	2
	Each additional 2500 m <sup>2</sup> or fraction thereof	1 additional
Office building, public assembly, hospital, institution, club or lodge, public utility, school or other similar use	300 m <sup>2</sup> to 3000 m <sup>2</sup>	1
	Each additional 3500 m <sup>2</sup> or fraction thereof	1 additional

## 11 REQUIREMENTS FOR SCREENING

- 1 Unless otherwise indicated, the owner of a parcel shall provide one or more of the forms of screening or landscaping as prescribed in Table 5 to mask or separate all of the



following uses and conditions:

- (1) Waste disposal and treatment sites from all other uses;
- (2) Storage yards from all other uses, except waste disposal and treatment sites;
- (3) Parking area from all other uses, except waste disposal and treatment sites and outdoor storage areas;
- (4) Residential uses from Agricultural Land Reserve properties;
- (5) Industrial uses from Provincial and Arterial Highways;
- (6) Industrial uses from commercial, institutional, and residential uses; and,
- (7) Commercial uses from residential uses.

**Table 5: Screening Requirements**

<b>Zone</b>	<b>Use or Condition</b>	<b>Screening requirement re: Subsec. 6.11.1</b>	<b>Minimum Height</b>	<b>Form of screening or landscaping</b>
A-1	Waste disposal	all	1.9m	(1)
RN, RC, RE-1 thru RE-6	Zone Separation	Only from A	1.3m	(3)
RM-1 thru RM-4 RM-1G RP-1, RP-2	Waste Disposal	all	1.9m	(1)
	Parking Areas	all	1.3m	(1)(2)(3)
	Zone Separation	All except C,P, I & W	1.3m	(2)(3)
C-1 thru C-7 CD-2, CD-3, CD-4, CD-5, CD-8, CD-9	Waste Disposal	all	1.9m	(1)
	Storage Yard	all	1.9m	(1)(2)
	Parking Areas	all	1.3m	(1)(2)(3)
	Zone Separation	All except I & W	1.3m	(3)
P-1, P-1A P-1C, P-1F P-2	Waste Disposal	all	1.9m	(1)
	Storage Yard	all	1.9m	(1)(2)
	Parking Areas	all	1.3m	(1)(2)(3)
I-1 I-2 CD-1	Waste Disposal	all	1.9m	(1)
	Storage Yard	all	1.9m	(1)
	Parking Areas	all	1.3m	(1)(2)(3)
	Hwy Separation	all	1.3m	(1)(3)
	Zone Separation	all except C	1.9m	(1)(4)
Form of screening or landscaping: (1) solid and continuous board fence. (2) tight evergreen shrubbery located 1.0m on center. (3) treed and landscaped 5m wide buffer. (4) Treed and landscaped 1.5m wide buffer.				

**PART 7      SCHEDULES**

