



**Central
Saanich**

Central Saanich Zoning Bylaw

No. 2270, 2026

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Part 1

General

Administration

Part 1 – General Administration

1.1 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.

1.2 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 (Zoning Map) attached to and forming part of this Bylaw.
2. The extent of each zone is shown on Schedule 1 (Zoning Map).
3. When a zone boundary is shown on Schedule 1 (Zoning Map) as following a **Highway** or a **Watercourse**, the centre line of such **Highway** or **Watercourse** shall be the zone boundary.
4. Where a zone boundary shown on Schedule 1 (Zoning Map) 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 (Zoning Map).

1.3 Application Of Other Statutes

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

1.4 Information Notes

1. 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.



1.5 Divisions

1. The divisions of this Bylaw are referred to in accordance with the “*Interpretation Act*” as follows:
 - 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

1.6 Abbreviations of Words and Phrases

1. The abbreviations of words and phrases in this Bylaw shall mean:
 - m metre(s)
 - mm millimetre(s)
 - m² square metres
 - ha hectare
 - max maximum
 - min minimum
 - n/a not applicable

1.7 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.



1.8 Severability

1. 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 2

Enforcement and Prohibited Uses



Part 2 – Enforcement and Prohibited Uses

2.1 Violations

1. 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.

2.2 Penalty

1. Every person who commits an offence under this Bylaw shall, upon conviction, be liable for a fine as set out in the *Bylaw Notice Enforcement Bylaw* and the *Municipal Ticket Information Bylaw* and the costs of prosecution.

2.3 Inspection

1. 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.

2.4 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 must 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**.



2.5 Prohibited Uses

1. **Drive-Through Services** are prohibited in all zones.
2. **Cannabis Retail** is prohibited in all zones unless specifically authorized, in accordance with the *Official Community Plan*.
3. The siting, erection or moving of a **Mobile Home** in the District is prohibited except for use as a dwelling unit in Agricultural zones..
4. No **Lot** shall be used for the **Storage of Vehicles** or as an **Automobile Wrecking** or **Salvage Yard**, unless explicitly permitted in the Bylaw.
5. 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 RCH), or Multi-Unit Residential Zones (RM or RP).
6. 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.
7. No **Building** or **Structure** shall be constructed, reconstructed, placed, erected, altered, moved or extended so as to contravene the requirements of this Bylaw.
8. 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.
9. 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.
10. 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 a **Residential - Cottage** or **Residential -Carriage House** is permitted in the Bylaw and they are constructed in accordance with this Bylaw, the BC Building Code and any other applicable District regulations.



Part 3

Interpretations



Part 3 – Interpretations

3.1 General Interpretations

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. Where a particular land use is expressly permitted in a zone or zones, such land use is prohibited in all other zones.
3. 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.
4. Where maximum **Heights** of **Buildings** and **Structures** are specified for a zone in this Bylaw, no **Building** or **Structures** in that zone may exceed that **Height**.
5. 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.
6. 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.
7. Where a maximum **Floor Area - Ratio (FAR)** 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**.
8. 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**.

Non-Agricultural Zones

9. 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:
 - The **Principal Use** is being performed on the **Lot**;
 - a **Building** for the purpose of the **Principal Use** has been constructed on the **Lot**; or
 - a **Building** for the purpose of the **Principal Use** is in the process of being constructed on the **Lot**.



10. In non-Agricultural zones, and 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 for uses **Accessory** to the **Principal Use**.

Agricultural Zones

11. In Agricultural zones, **Accessory Buildings** for the purpose of **Agriculture** shall be permitted on the **Lot** prior to the performance of the **Principal Use** and prior to the construction of a **Building** for the purpose of the **Principal Use**.

Development of Land and Non-Conforming Lots

12. No land shall be subdivided or developed, except in compliance with the provisions of this Bylaw. 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 m² (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.

3.2 Definitions

“Access” The means by which pedestrians, vehicles, or services enter or exit a **Lot**, building, or structure from a highway. Access may include driveways, pathways, and designated entry points.

“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**.

“Acoustic Screening” means a barrier to restrict or absorb noise transmission from a noise source to a receiver of the noise to result in a lower sound.

“Agricultural Land Commission (ALC)” means the provincial agency established under the *Agricultural Land Commission Act* that is responsible for administering the Agricultural Land Reserve and regulating land use within the Reserve in accordance with provincial legislation.

“Agricultural Land Reserve (ALR)” means lands designated under the *Agricultural Land Commission Act* for the preservation and protection of agricultural land, in which agriculture is recognized as the priority use and non-farm uses are regulated by the Agricultural Land Commission.



“Agriculture” means use of land for the production of crops, livestock, poultry or other farm products. Parcels within the ALR shall be inclusive of any farm use as identified by the ALC. Includes storage and repair of farm machinery and implements used on the individual farm on which the storage and repair is taking place.

“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 Processing Centre” means the use of land for the cleaning, sorting, and packaging of agricultural products in accordance with the *Agricultural Land Commission Act*, policies, and legislation. This use does not include abattoir or butchering facilities.

“Agricultural Retail Stand” means a structure or area used for the retail sale of agricultural products in accordance with the *Agricultural Land Commission Act*, policies, and legislation.

“Agri-Tourism” means the accessory use of land that provides visitors with experiences that are related to agriculture or rural life to promote agricultural operations and local farm products to the travelling public. It includes educational exhibits and programmes and private or public special occasion events. On lands zoned agriculture, it includes any agri-tourism activity defined under the *Agricultural Land Commission Act* and related regulation or policy. “

“Alcoholic Beverage Manufacturing” means a use involving the production of alcoholic beverages such as beer, wine, cider, or spirits, including breweries, distilleries, and wineries, in compliance with applicable provincial liquor regulations and the Agricultural Land Commission. This use may include accessory activities such as the retail sale and on-site consumption of products manufactured on the premises.

“Approving Officer” A person appointed under the *Land Title Act* or the *Local Government Act* who is authorized to review, assess, and approve subdivisions and other land development applications to ensure compliance with applicable provincial legislation, municipal bylaws, and planning policies.

“Aquaculture” means the cultivation, rearing, or harvesting of aquatic plants and animals, such as fish, shellfish, or aquatic vegetation, within land-based systems in accordance with the *Agricultural Land Commission Act*, policies, and legislation.

“Arts and Culture” means the use of land, buildings, or structures for community, cultural, or entertainment purposes, including but not limited to community halls, multi-purpose gathering spaces, conference and event facilities, social and private clubs, libraries, museums, cultural exhibits, art galleries, cinemas, theatres, and concert venues.

“Assembly Use” means a use providing for the assembly of persons for religious, charitable, philanthropic, cultural, and educational purposes; includes auditoriums, conference facilities, youth centres, social halls, community centres 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 a use of land or buildings for the retail sale of motor fuels and lubricants, bulk loading and storage of combustible liquids, minor servicing and mechanical repairs of motor vehicles, and the sale of related automotive accessories. This use does not include motor vehicle body work, painting, structural repairs, the repair of industrial or heavy-duty vehicles.

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

“Balcony” means a platform providing useable outdoor space that projects from a building or is recessed into a building and is only accessed from within the building. It may be covered by a roof or floor above; and is not enclosed, except for a required guard, a retractable awning system to provide weather protection, or where it is recessed between adjacent walls.

“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 1.2m 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.



Figure 1 – Basement

“Bed and Breakfast” means the commercial use of a Residential – Single Detached building for the overnight accommodation of travellers and the serving of a breakfast meal only by an occupant of the dwelling unit in the principal dwelling. Please refer to Part 5.1 for use specific regulations.

“Boat Building and Repair” means the use of land, buildings, or structures for the construction, maintenance, servicing, or repair of boats and other watercraft. This use does not include the dismantling, wrecking, or recycling of boats or marine equipment for salvage purposes.

“Boat Hoists and Launching Ramps” Structures or facilities designed to facilitate the launching or hauling of boats or watercraft.

“Boat House” A structure or building located on or adjacent to a body of water, primarily used for the storage of boats, watercraft, and related equipment.



“Breezeway” means a roofed corridor, passageway, carport or other structure, with open sides, or sides that are partially enclosed, designed to serve as a passage or connection between two buildings or groups of rooms.

“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.

“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 not deemed a farm use by the Agricultural Land Commission is prohibited.

“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 and attached to a building and enclosed on no more than two sides, or as a standalone roof structure on post and beams open on a minimum of three sides.

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

“Cemetery” means land that is set apart or used as a place of interment.

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

“Civic Use” means a use for services run by a government or public agency. Includes offices, public schools and colleges, community centres, libraries, museums, fire halls, police stations, municipal facilities and service yards, 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.

“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 Display Lot” means the use of land, with or without buildings, for the outdoor display, sale, lease, or rental of motor vehicles, recreational vehicles, boats, trailers, heavy equipment, farm machinery and equipment, modular homes, or similar large items. This use may include accessory offices, storage buildings, or repair facilities directly related to the display lot, but does not include vehicle dismantling, salvage operations, or long-term storage as a principal use.

“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*.

“Commissary Kitchen” means a facility used for the small-scale preparation, storage, and packaging of food and beverages for off-site consumption or distribution. A commissary kitchen does not include on-site dining or full-scale food manufacturing.

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

“Community Garden” means a piece of land gardened or cultivated by a group of people individually or collectively.

“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.

“Composting - Residential” 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 metres.

“Composting - Agricultural” 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*.



“Controlled Environment Structure” means a structure that provides a controlled environment intended to intensify crop production, including:

- a vertical farming system;
- a rotating tray system; or
- any other structure that minimizes the use of land, controls the use of light, air, water or nutrients or relies in whole or in part on automation.

“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°.



Figure 2 – Setbacks - Corner Lot

“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.

“Density” means a measure of the intensity of development of the lot and can be measured by number of units on a lot or floor area ratio.



“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.

“Dock” means private or public structures, including wharves, piers, walkways, or floats, that provide access to navigable water for the purpose of the mooring, launching, or boarding boats and other watercraft for private, non-commercial use. This does not include commercial moorage facilities or marinas.

“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 Restaurants, but does not include uses which involve the fuelling, service, repair or washing of vehicles.

“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;
- arranged such that all areas of the dwelling unit are accessible from a single exterior entrance; and
- not a recreational vehicle, tent, yurt, or other similar structure.

“Education Services” means development used for training, instruction, education, and/or certification in a specific trade, skill, or service. This includes schools, administration offices, gyms, maintenance/storage facilities, outdoor recreation, and related accessory buildings. This use includes but is not limited to commercial schools, private schools, public schools, community colleges, universities, technical schools, and vocational schools.

“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.



“Emergency Shelter” means a use staffed and supervised by a public authority or non-profit agency for the purpose of providing temporary sleeping accommodation for people in need of emergency shelter on a short-term basis (to a maximum of 30 days).

“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.

“Fairground Agriculture” means the use of land and buildings for community events and activities that support agriculture, rural life, and local culture. This may include:

- Agricultural events like fairs (including games, rides and commercial exhibits), livestock and pet shows and training, farm equipment displays, farm product and equipment sales, and 4H events.
- Community events and assemblies like dances, weddings, political rallies, banquets, church services, sports events, trade shows, educational workshops, and meetings.
- Recreational and cultural activities such as car shows, country fairs, craft fairs, cycling events, and heritage celebrations.
- Limited temporary uses, such as short-term trailer parking maximum one week per year or weekend markets.
- Country fairs other than the Saanich fair which may not include a midway or outdoor commercial exhibits.

“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.

“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.

“Feed Lot” A confined area or facility used for the intensive feeding of livestock, where animals are kept and fed primarily for the purpose of rapid growth and finishing prior to market. Feed Lots do not include general pasture-based livestock operations or small-scale farm feeding areas incidental to an agricultural use.

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

“Ferry” and means the use of land, buildings, structures, and marine areas for the operation of vessels that transport passengers, vehicles, or goods by water. This use may include passenger waiting areas, ticketing facilities, docking infrastructure, and associated office or administrative functions. It does not include marine freight terminals or industrial marine transport operations.



“Financial Services” means a business or institution primarily engaged in providing financial services to the public, including but not limited to banks, credit unions, trust companies, investment firms, mortgage brokers, payday loan services, and other establishments offering deposit-taking, lending, currency exchange, or financial management services.

“Finished Grade” means the level of finished ground adjoining the exterior walls of a building except that localized depressions such as for vehicle or pedestrian entrances need not be considered in the determination of the level of finished ground.

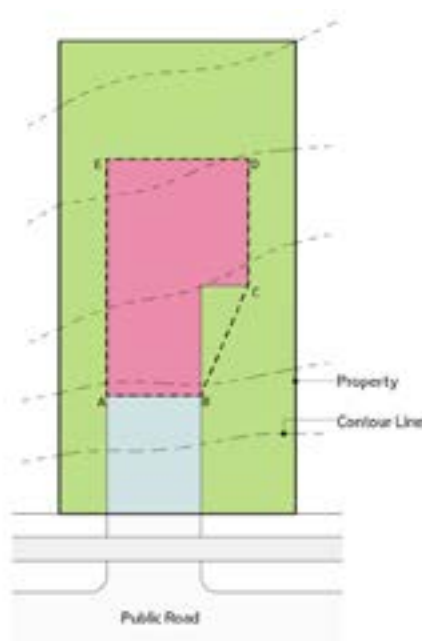


Figure 3 – Finished Grade

“Fish Processing” means the loading, unloading, packing, processing, refrigeration, or warehousing of fish or fish products.

“Fish Charters and Marine Tours” means the use of land, buildings, or marine infrastructure for the operation of guided fishing expeditions, sightseeing tours, or other recreational marine-based excursions.

“Fitness Centre” means an indoor facility or establishment primarily designed and equipped for physical exercise, training, wellness, and recreational activities. This includes but is not limited to gyms, fitness studios, dance studios, indoor racket courts, and group fitness or wellness spaces.

“Floodplain Setback” A defined distance from the edge of a floodplain or watercourse within which development or construction is restricted to minimize the risk of flood damage and to protect public safety and the natural environment.



“Floor Area - Ratio (FAR)” means the figure obtained when the gross floor area of all buildings on a lot is divided by the lot area.

“Floor Area - Gross” 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 carports, and stairwells on the first storey, but excludes:

- a basement;
- the first 28 m² of floor area of a garage per each principal dwelling unit in a Residential - Single Detached, Residential - Duplex, 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 except for Residential - Single Detached, Residential - Duplex or Residential - Attached;
- unenclosed swimming pools, balconies, porches, sun decks and exterior stairways;
- any crawl space;
- any elevator, electrical, or mechanical penthouse; and
- any portion of a storey that is open to a storey below and does not contain a floor surface, such as the open space adjacent to or surrounding a mezzanine level or double height ceilings.

“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.

“Food Waste Collection and Storage” means the temporary collection, handling, consolidation, and storage of food waste generated from residential, commercial, institutional, agricultural, or industrial sources prior to transport to an approved recycling, composting, or disposal facility.

“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.

“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 Setback” means that portion of a Lot between the front lot line and a parallel front setback line which intersects the two side lot lines at such position that the shortest distance measured perpendicular to the setback line, from the setback line to the front lot line, is equal to the minimum distance required for the front setback of a principal building under this Bylaw. Where the front face of a principal building abuts the front setback line, it shall be measured at the building foundation.

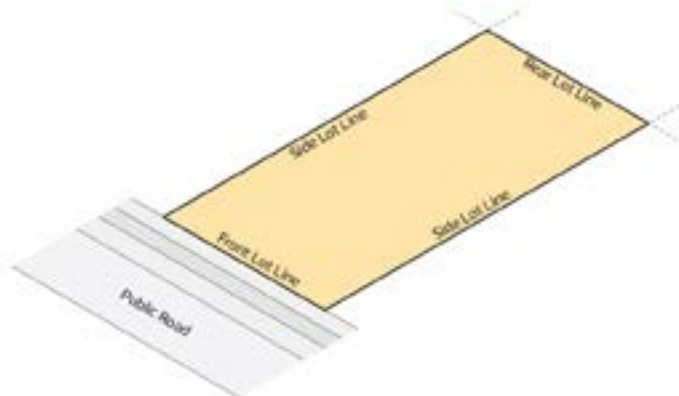


Figure 4 – Lot Lines

“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.

“Garage” means a roofed accessory building or portion of a principal building with more than 60% of the perimeter being enclosed within walls, the principal use of which is for parking one or more motor vehicles.

“Garbage Dump” means a site or facility used for the disposal, abandonment, processing, handling, storage, or accumulation of garbage, refuse, discarded materials, waste, or scrap materials, whether originating from residential, commercial, industrial, institutional, or demolition activities.

“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.

“Gift or Souvenir Shop” means a retail establishment primarily engaged in the sale of gifts, keepsakes, novelty items, local crafts, and souvenirs, including items that reflect local culture, history, or attractions. This use may include the sale of related merchandise such as books, apparel, and accessories.



“Healthcare and Wellness Services” means a use for the provision of physical or mental health services on an out-patient basis. Typical uses include, but are not limited to, medical and dental offices, chiropractors, massage therapists, physiotherapist, acupuncture clinics, walk-in health clinics, and counseling services.

“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, bell towers, aerials, flagpoles, clock tower, steeple 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 Detached, Residential – Duplex and Residential – Townhouse uses and accessory uses thereto.

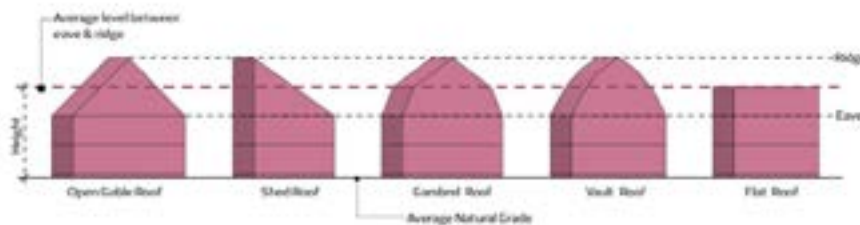


Figure 5 – Height

“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.

“High Water Mark” means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.

“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 Occupation” means development consisting of the use of a dwelling unit or accessory building for a business by a resident. The business must be secondary to the residential use of the building and shall not change the residential character of the dwelling or accessory building. Please refer to [Part 5.4](#) for use specific regulations. Home Occupations are divided into three categories: Minor, Major, and Rural:

- **Minor Home Occupations** are intended to operate within a dwelling unit only (not an accessory building) and have no aspects of business operations detectable from outside the property.
- **Major Home Occupations** are intended to operate within a dwelling unit (or within an accessory building).
- **Rural Home Occupations** are intended to operate within a dwelling unit or within an accessory building.

“Hospital” means a provincially designated non-profit institution that provides medical, surgical, emergency, or psychiatric care and treatment to patients, including associated diagnostic, therapeutic, and administrative services.

“Hotel” means a building or part thereof with a common entrance lobby and shared corridors, which provides sleeping accommodation for transient visitors and may include public facilities such as restaurants, banquet, beverage, meeting and conference facilities, recreation facilities, and personal service establishments for the convenience of guests. It may also include maintenance, storage, and laundry facilities.

“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 m, 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.

“Kennel” A facility or premises used for the breeding, boarding, training, or care of domestic animals, including dogs and cats, for commercial or non-commercial purposes.



“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
- trellises, open roof pergolas and arbours less than 10 m² in area and 3.5 in height.

“Laundromat and Drycleaners” A business that provides self-service or full-service cleaning of clothes and textiles. This may include coin-operated washing and drying machines (laundromat) or professional dry-cleaning using chemical solvents. Minor services like folding, pressing, and alterations may be included.

“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.

“Liquor Primary Establishment” means development where alcoholic beverages are offered for sale to the public. Premises must be licensed under the *Liquor Control and Licensing Act*. Off sales of alcoholic beverages are a permitted ancillary use.

“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 Victoria Land Title Office 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 or an air space parcel.



“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.

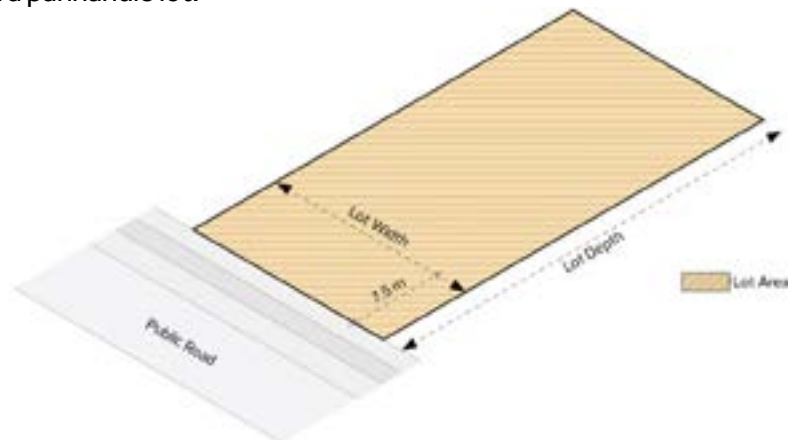


Figure 6 – Lot Area

“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.

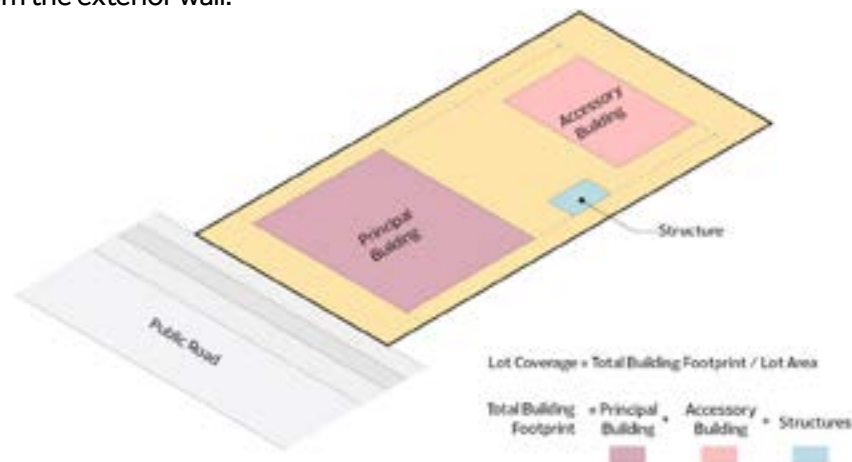


Figure 7 – Lot Coverage

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

“Lot Line - Side” means a lot line other than a front or rear lot line.

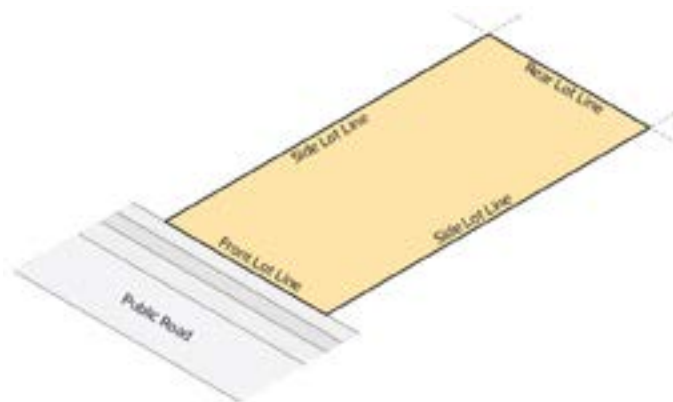


Figure 4 – Lot Lines



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

“Maneuvering Aisle” a designated, paved or improved pathway within a parking lot or development site that provides access for vehicles to maneuver between parking spaces, loading areas, or other key areas.

“Marina” means the use of land or the surface of the water for the commercial moorage of boats. It may include the sale or rental of boats, marine engines and marine supplies and docking berths, and may include buildings or structures used for marina operations, such as offices, maintenance facilities, and storage buildings.

“Marine Fuel Station” A facility or structure located on or adjacent to a navigable waterway that is designed for the storage, handling, and dispensing of fuel for marine vessels. Marine fuel installations must comply with all applicable regulations regarding environmental protection, safety, and spill containment.

“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 a use that provides repair or servicing of small-scale household, personal, or business items, such as appliances, electronics, bicycles, shoes, watches, and small tools. This use excludes the repair of motor vehicles, heavy equipment, or any use that generates excessive noise, vibration, or hazardous waste. All repair activities must be conducted entirely within a building.

“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. of any Highway abutting the lot.

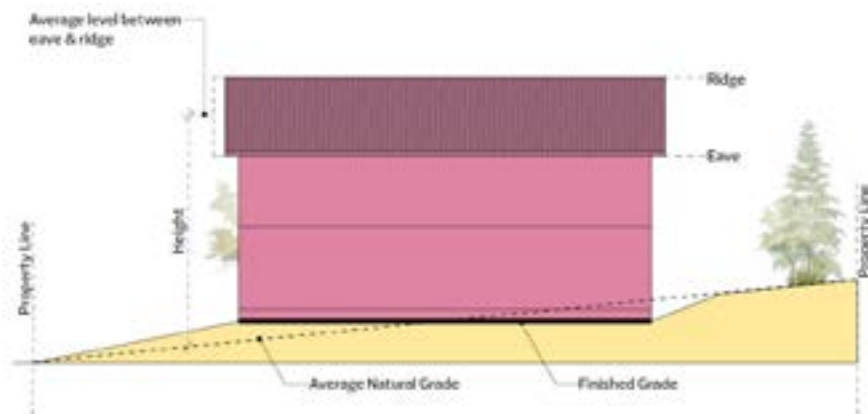


Figure 8 – Natural Grade

“Offices” means use for the provision of professional, management, administrative, consulting, or financial services in an office setting. Typical uses include but are not limited to the offices of lawyers, accountants, architects, travel agents, real estate and insurance firms, technology firms, planners, clerical, and secretarial agencies. The main difference between office and professional services: is professional services primary function is accepting clients and customers with a reception area, whereas offices could function without directly servicing clients/customers entering the premises from the street. This excludes servicing and repair of goods, the sale of goods to the customer on the site, and the manufacturing or handling of a product.

“Off-Street Parking” A designated area, located on the same lot as the principal use, that provides parking spaces for motor vehicles.

“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.

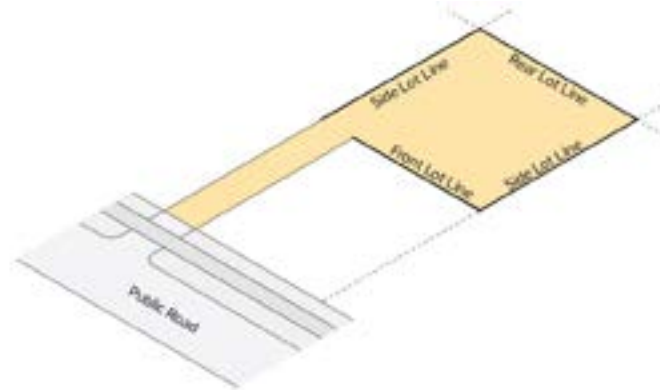


Figure 9 – Pan Handle Lot

“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 the preservation of the natural environment, and may include recreational areas, trails, playgrounds, playing fields, accessory buildings, and civic uses such as community centers, washrooms, or service facilities that support park activities.

“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.

“Personal Service Establishments” means a use that provides services to individuals or pets related to personal care, grooming, or the cleaning and maintenance of personal belongings. Typical examples include, but are not limited to, barber shops, hair salons, tattoo parlours, nail salons, tailors, dressmakers, shoe repair shops, dry cleaners, and laundromats.

“Plant Nursery” means a use where plants, trees, shrubs, flowers, or other horticultural products are propagated, grown, cultivated, and/or stored for wholesale or retail sale. A Plant Nursery does not include large-scale soil processing, mulch manufacturing, or other industrial activities unless specifically permitted. On lands within the ALR, this use is in accordance with the *Agricultural Land Commission Act*, policies, and legislation.

“Post Office” means a facility operated by or on behalf of a postal or mailing service provider for the collection, processing, and distribution of mail and parcels.

“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.

“Principal Use” The primary purpose or activity for which a lot or building is intended, designed, or used.



“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.

“Professional Services” means a business or service that are technical or unique functions performed by independent contractors or consultants whose occupation is rendering such services to the public. The primary difference between professional services and office is: professional services primary function is accepting clients and customers with a reception area, whereas, office could function without directly servicing clients/customers entering the premises from the street. This land use includes but is not limited to household repair services, the sale of goods related to the professional services, the manufacturing or handling of a product related to the professional services, financial services, business support services, broadcasting studios, and funeral services.

“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.

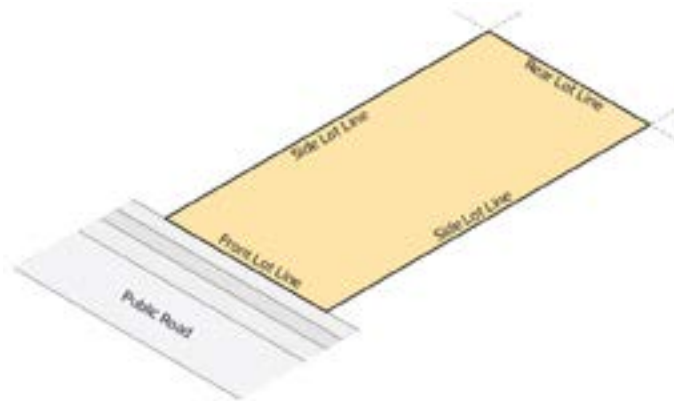


Figure 4 – Lot Lines

“Rear Setback” means that portion of a Lot between the rear lot line and a parallel rear setback line which intersects the two side lot lines at such position that the shortest distance measured perpendicular to the setback line, from the setback line to the rear lot line, is equal to the minimum distance required for the rear setback of a principal building under this Bylaw. Where the rear face of a principal building abuts the rear setback line, it shall be measured at the building foundation.

“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.

“Recreational Vehicle” means a portable self-contained vehicle 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 a garbage dump, automobile wrecking and salvage yards.

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

“Residential - Attached” means a building with three or more attached principal dwelling units and includes townhouses and houseplexes, it may also include a secondary suite where permitted by this Bylaw.

“Residential - Cottage” Means a self-contained dwelling unit that is accessory to a principal residential dwelling and is physically detached from the principal building located in a single storey building.

“Residential - Carriage House” Means a self-contained dwelling unit that is accessory to a principal residential dwelling and is physically detached from the principal building. It is located on the same legal lot and may be situated at grade or above an accessory structure. Carriage houses are located within a two-storey building.

“Residential - Duplex” means a building consisting of two principal dwelling units used for residential occupancy only which may include a secondary suite where permitted by this Bylaw.

“Residential Rental Tenure” means occupancy of a dwelling unit under a rental agreement that is subject to the *Residential Tenancy Act*.

“Residential - Secondary Suite” Means a self-contained dwelling unit located entirely within a Residential Single Detached, Duplex, or Attached. A secondary suite must be situated on the same legal title as the principal dwelling and cannot be strata-titled or otherwise subdivided. It must be fully integrated within the principal building and may not be in a detached accessory structure or in any structure connected only by a breezeway.

“Residential - Single Detached” means a detached building consisting of one principal Dwelling Unit used for residential occupancy only, which may include a secondary suite where permitted by this Bylaw.

“Restaurant” means an eating establishment providing for the sale of prepared foods and beverages to be consumed on the premises or as takeout.

“Retail” means premises where goods, merchandise and other material are offered for sale at retail to the general public. This may include indoor or outdoor display of goods for sale, and may include accessory services such as repair, rental, or delivery. This use does not include the retail sale or dispensing of cannabis.



“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.

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

“Sand and Gravel Extraction and Processing” means the extraction of sand and gravel from the land, including associated activities such as screening, crushing, washing, blending, and storing of extracted materials. This use is permitted only on parcels 2.0 hectares or larger and does not include the processing of materials imported from off-site. All operations must comply with applicable provincial regulations and environmental standards.

“Secondary Dwelling Unit” means a self-contained residential unit that is accessory to a principal dwelling and located on the same lot, either within the same building as the principal dwelling (e.g., a secondary suite) or within a separate detached building (e.g., a cottage or carriage house).

“Shipping Container” A portable or temporary container used for the storage of goods, materials, or equipment.

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

“Short Term Rental Accommodation” means the use of a dwelling unit or a portion of a dwelling unit for temporary overnight accommodation for a period of time of less than 90 consecutive days. This use excludes Hotels, Bed and Breakfasts or accommodation in a tent, camper vehicle, recreation vehicle or trailer.

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

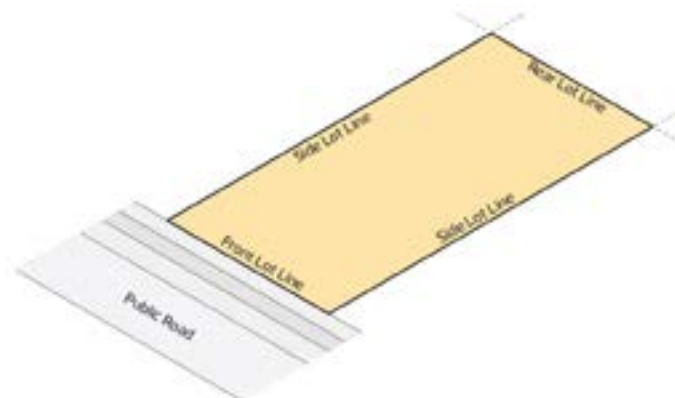


Figure 4 – Lot Lines



“Side Setback” means that portion of a Lot between the exterior or interior side lot line and a parallel exterior or interior side setback line which intersects the front and rear lot lines at such position that the shortest distance measured perpendicular to the setback line, from the setback line to the exterior or interior side lot line, is equal to the minimum distance required for the exterior or interior side setback of a principal building under this Bylaw. Where the side face of a principal building abuts the exterior or interior side setback line, it shall be measured at the building foundation.

“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.

“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 property lines abutting the lot, each located 6 m from the point of intersection of said property lines.

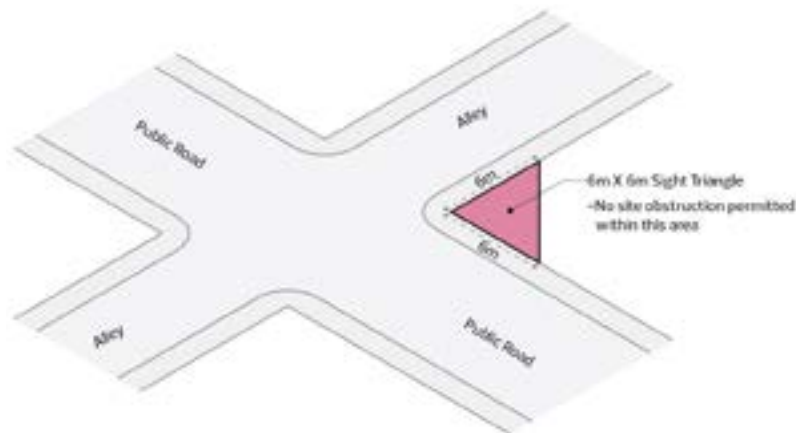


Figure 10 – Sight Triangle

“Sports Court” means an outdoor, hard-surfaced area designed and constructed for active recreational use, including but not limited to tennis, basketball, pickleball, volleyball, or similar court-based sports.

“Standard Lot” means a lot that is not a panhandle lot.

“Storey” means that portion of a building that is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

“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 7.5m 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 a construction or portion thereof of any kind, whether fixed to, supported by or sunk into land or water, but specifically excludes landscaping, fences, paving and retaining structures less than 1.2 m in height.

“Subdivision” means the division of land into two or more lots whether by plan, apt descriptive words, or otherwise, and includes a subdivision pursuant to the *Strata Property Act*.

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

“Top of the Bank” means the point nearest the natural boundary of the watercourse where there is a distinct break in the slope of the land, such that the slope inland of the break is less steep than 3:1 (horizontal to vertical) for a minimum distance of 15 m, measured perpendicular to the watercourse, as illustrated in [Figure 12](#).

“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 Containment Boundary” means those lands within the Urban Containment 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 and serviced by municipal infrastructure that is consistent with the Regional Growth Strategy.

“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. Kennels, runs, or wards are permitted if they are entirely inside a building and there shall be no provisions for animals to be confined outside the building.

“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.

“Water Taxi Services” means the use of land, buildings, or marine infrastructure for the operation of passenger boat services that transport individuals over water on a scheduled or on-demand basis. This use may include associated facilities such as passenger waiting areas, ticketing offices, docking infrastructure, and limited accessory retail or food services related to transportation operations.

“Wholesalers” means establishments or places of business primarily engaged in selling merchandise to other businesses, including: retailers; industrial, commercial, institutional, or professional businesses; and, other wholesalers; 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.

“Yacht Club” means a recreational facility and gathering place oriented to boating activities, which may include an assembly or gathering space, food and beverage service, instructional programs, and accessory recreational amenities.



Part 4

General Regulations



Part 4 – General Regulations

4.1 Accessory Buildings

1. Despite the **Accessory** definition, and if there is an **In-Ground Swimming Pool** on the **Lot**, a bathing facility, such as a shower, may be permitted in an **Accessory Building** used exclusively for and related to the **In-Ground Swimming Pool** and associated equipment.
2. Inside the **Urban Containment Boundary** on Residential zoned land:
 1. The maximum **Gross Floor Area** for all **Accessory Buildings** on a **Lot** shall be:
 - a. 10 m² for **Lots** between 300 m² - 500 m²
 - b. 35 m² for **Lots** between 500 m² - 750 m²
 - c. 50 m² for **Lots** greater than 750 m²
 2. **Accessory Buildings** with a floor area less than 10 m² and a **Height** less than 3 m may be sited:
 - a. 1 m from a **Rear** or **Side Lot Line** with a maximum projection of 0.3 m for eaves.
 - b. 1.5 m from a **Rear** or **Side Lot Line** with a maximum projection of 0.6 m for eaves.
 - c. The maximum **Height** of **Accessory Buildings** is 3.5 m.

4.2 Floodplain Regulations

1. The following lands are designated as floodplain:
 1. Land within the **Floodplain Setbacks** specified in **Section 4.2.2** of this Bylaw.
 2. Land lower than the flood construction levels specified in **Section 4.2.3** of this Bylaw.
2. Pursuant to section 524 of the *Local Government Act* no **Building** or **Structure** shall be located within the following setback requirements:
 1. 7.5 m from the **Natural Boundary** of TIKEL (Maber Flats) and Martindale Flats.
 2. 7.5 m from the **Natural Boundary** of a lake, swamp, pond, or marsh area.
 3. 15 m from the **Natural Boundary** of any stream.
 4. Where a **Building** site is at the top of a steep bluff and the toe of the bluff is subject to erosion and/or is closer than 15 m from the **Natural Boundary**, the setback shall be a horizontal distance equal to 3.0 times the **Height** of the bluff as measured from the toe of the bluff, or as determined by a qualified professional.



5. 100 m from the **Natural Boundary** of the sea and the lands are subject to, or likely subject to, flooding from high tides, storm surge and wave effects, the property owner is to provide a report from a qualified professional in accordance with the *Provincial Flood Hazard Area Land Use Management Guidelines – Legislated Flood Assessments in a Changing Climate*, as amended from time to time. The report shall confirm that the land may be used safely for the use intended.
 - a. If meeting the setback would sterilize the **Lot** (i.e. not allow even one of the land uses or **Structures** permitted under the current zoning bylaw), the qualified professional can recommend a reduced setback provided that this is augmented through a restrictive covenant under Section 219 of the *Land Title Act* stipulating the hazard, **Building** requirements, and includes a liability disclaimer.
3. Pursuant to section 524 of the *Local Government Act*, no **Building** or **Structure** shall be constructed, reconstructed, moved, extended, or located so that the underside of any floor system, and top of any pad supporting any space or room that is used for dwelling purposes, business, or the storage of goods which are susceptible to damage by floodwater, is lower than the following flood construction levels:
 1. 1.5 m above the **Natural Boundary** of IKEL (Maber Flats) and Martindale Flats.
 2. 1.5 m above the **Natural Boundary** of a lake, swamp, pond or marsh area.
 3. 1.5 m above the **Natural Boundary** of a **Watercourse**.
 4. Within 100 m of the **Natural Boundary** of the sea, the prescribed FCL shall be based on a report from a qualified professional in accordance with the *Provincial Flood Hazard Area Land Use Management Guidelines – Legislated Flood Assessments in a Changing Climate*, as amended from time to time, and be based on minimum allowance for future sea level rise to the year 2100.
4. Exemptions from Flood Construction Levels:
 1. **Section 4.2.3** shall not apply to the following uses, with the exception that all main electrical switchgear shall be installed no lower than the specified flood construction level:
 - a. The portion of a **Building** or **Structure** used exclusively as a **Carport**, **Garage** or entrance foyer or as a non-habitable **Accessory Building**;
 - b. Agricultural **Buildings** excluding **Dwelling Units** and **Buildings** for the keeping of animals; and
 - c. On-loading and off-loading facilities associated with water-oriented industry.



4.3 Landscape Design

4.3.1 General Landscape Design

1. Pergolas, arbours, privacy screening, and trellises shall not exceed 3 m in **Height**; and be permitted in any yard, provided that a minimum setback of 1.5 m from any **Lot** line is maintained.
2. All direct and ambient lighting shall be shielded so as not to shine directly beyond the boundaries of the **Lot**.

4.3.2 Fences

1. **Fences** are permitted up to 1.3 m with the following exceptions:
 - a. Agricultural, Commercial, Institutional, or Industrial zones **Fences** are permitted up to 2.5 m in any part of the **Lot** between the **Front Yard** setback line and the **Rear Lot Line**.
 - b. 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 m; and;
 - c. For **Panhandle Lots**, the **Height** of **Fence** is limited to 1.3 m for that part of the **Access** strip within 7 m of the **Lot Frontage**.
 - d. A **Sight Triangle** shall not be obstructed by a **Fence** greater than 0.7 m.
2. **Subsection 4.3.2.1** shall not apply to open mesh, netting, or wire **Fence** erected on any part of a **Lot** on Agricultural, Rural, or Residential zones for the purpose of crop and garden protection.
3. Barbed wire **Fences** are prohibited in all zones.

4.3.3 Retaining Walls

1. **Retaining Walls** must be located entirely on private property and may be located within a required setback.
2. Any tiered **Retaining Walls** must be spaced horizontally at a minimum of 1.2 m between tiers.
3. Any **Retaining Walls** tier must not project more than 1.2 m above the average **Natural Grade** or the top of the **Retaining Walls** tier below.
4. The maximum number of tiers that may be constructed in a combined **Retaining Walls** system is two with a maximum **Height** of 2.4 m.



5. Where a **Fence** is constructed on top of a **Retaining Wall** the combined **Height** of the **Retaining Wall** and **Fence** shall not exceed the maximum permitted **Height** of a **Fence** in such location.

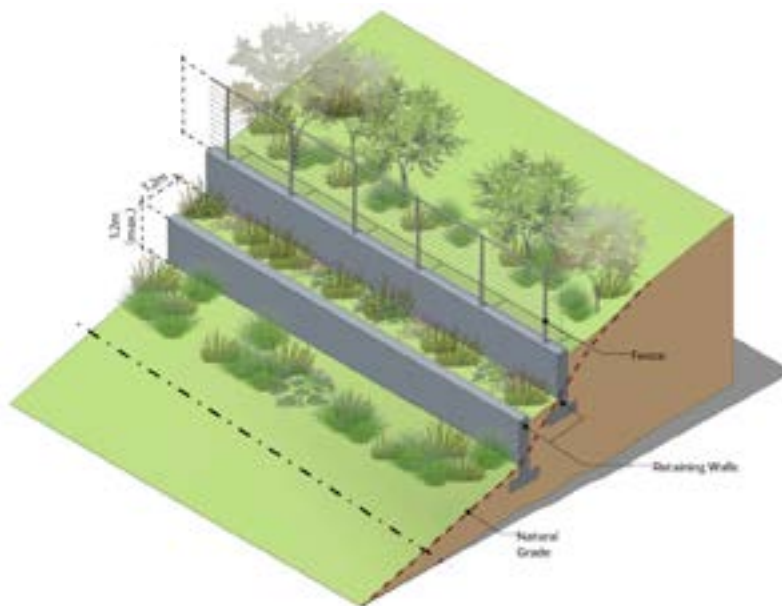


Figure 11 – Fences and Retaining Walls

4.3.4 Swimming Pools

1. Swimming pools shall not be located in the required **Front Yard** or required **Side Yard** of the principal dwelling unit.
2. Swimming pools shall be located at a minimum of 3 m from the side and rear property lines.

4.4 Outdoor Storage

1. In the case of residential zones, an unlicensed vehicle shall not be parked or stored in the required **Front Yard** of a **Lot**.
2. No **Front Yard** shall be used for **Outdoor Storage**, whether as an **Accessory** or **Principal Use**, or for the **Storage of a Boat**, or unlicensed **Recreational Vehicle (RV)** and Trailer.
3. In Commercial Zones, no commodity, merchandise, stock-in-trade or other material or thing related to any commercial use shall be stored within the **Front Yard**, this does not include outdoor display of merchandise for sale.



4.5 Secondary Dwelling Units

1. **Secondary Dwelling Units** shall be occupied for residential purposes only and shall not be used as a **Bed and Breakfast** or **Short-Term Rental Accommodation**.
2. **Secondary Dwelling Units** must be rented for an occupancy period of more than 30 days.
3. No **Residential - Secondary Suite** may be stratified, subdivided, or otherwise legally separated from the principal residential dwelling.
4. Where permitted inside the **Urban Containment Boundary**, **Secondary Dwelling Units** are permitted in the form of a secondary suite wholly contained within the principal dwelling unit, and as **Secondary Dwelling Unit - Detached** in the form of a one-storey **Residential - Cottage** or two-storey **Residential - Carriage House**.
5. Outside of the **Urban Containment Boundary**, **Secondary Dwelling Units** are permitted in Agricultural and Rural zones in accordance with the **Density** regulations prescribed in the applicable zone and the following regulations:
 1. A **Residential - Cottage** or a **Residential - Carriage House** shall have a maximum floor area of 90 m².
 2. **Secondary Dwelling Units** shall not include **Basement** areas and may include a maximum of 15 m² for any combination of covered or uncovered attached decks, balconies, porches, or covered outdoor areas that are otherwise not included in floor area calculations.
 3. Where a **Secondary Dwelling Unit** is located within a **Building** that also contains another accessory use, there shall be no internal connection between the **Accessory** use and the **Dwelling Unit**, and each use must have its own separate entrance.
6. Within the Agricultural zones, a detached **Secondary Dwelling Unit** is permitted subject to the following conditions:
 1. The principal dwelling is 500 m² or less in floor area,
 2. The detached **Secondary Dwelling Unit** has a maximum floor area of 90m².

4.6 Setbacks

1. In residential zones, radio, television, or satellite dish antennas shall not be located in the **Front Yard** or **Side Yard**.
2. In residential zones, antennas and satellite dishes may be permitted on the roof of a **Building** and may project up to an additional one metre above the maximum permitted **Building Height**.
3. In residential zones, where vehicular **Access** to **Dwelling Units** is required for parking purposes, a minimum **Side Yard** setback of 6.0 m is required. Where the **Access** is straight and less than 90 m in length, a minimum setback of 4.5 m is required.



Additional Setbacks

1. All **Buildings** and **Structures** for housing or enclosing **Livestock** and all **Buildings, Structures** and areas used for the storage of manure or **Composting - Agriculture** shall be a minimum of 30 m from any **Lot Line** adjoining a residential zone.
2. On a **Lot** adjacent to or containing a **Watercourse**, no person shall construct, place, or erect any **Building**, paved driveway, parking area, or **Structure** – other than a **Fence**:
 1. on the bed of the **Watercourse**;
 2. within 15 m, measured horizontally, from the **Natural Boundary** of the **Watercourse**; or
 3. within 10 m, measured horizontally, from the **Top of the Bank** of the **Watercourse**.

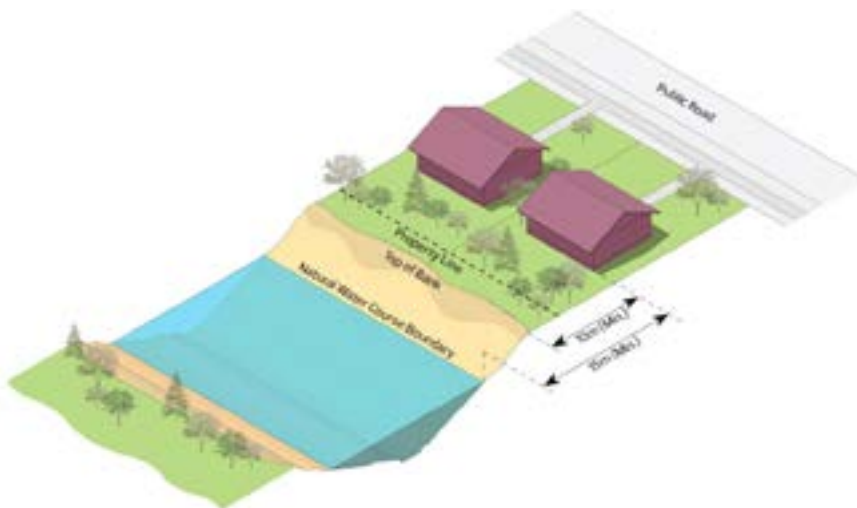


Figure 12 – Setbacks from Watercourses

3. No person shall construct, erect, or place any **Building**, paved driveway, parking area, or **Structure** within 10 m, measured horizontally inland from the **Natural Boundary** of the sea or from the top of a slope with a grade of 3:1 or steeper adjacent to the sea, except for the following:
 1. **Fences**;
 2. **Docks**, ramps, and walkways;
 3. stairs; and
 4. geothermal heating and cooling systems.

Information Note: A Development Permit is required for any **Structures** or works located within the Development Permit Areas.



Buffering from Agricultural Land

1. 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 m to maintain a physical buffer between the residential use and the agricultural uses which may occur.
2. Where a **Principal Building** for Commercial or Industrial uses is constructed on a **Lot** directly abutting a parcel designated as **Agricultural Land Reserve** the minimum setback requirements are
 1. Increased by 5.0 m for **Buildings** less than or equal to 11 m or two **Storeys**
 2. Increased by 10 m for the **Buildings** greater than 11 m

Projections into Setbacks

1. 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 m 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 m into any required yard.
 3. Mechanical features integrated into the **Building** exterior, including heating or ventilating equipment, extending not more than 0.6 m into any required yard.
 4. Heat pumps not integrated into the **Building** exterior shall:
 - a. not be sited in a **Front Yard**;
 - b. have **Acoustic Screening** when sited 3 m or less from a side or rear property line.
 5. Exterior cladding and insulation extending not more than 0.3 m into any required yard.
 6. Ramps, or wheelchair lifts, for accessibility purposes are permitted in any yard.
 7. Below grade steps to access **Basement** area extending not more than 1.2 m into any required yard.
 8. 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**.
 9. **Fences**.



2. 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.

4.7 Shipping Containers

1. **Shipping Containers** are permitted in the following zones with the maximum number of **Shipping Containers** as follows:

Zone	Number of Shipping Containers
Rural (R-A, R-F, R-S)	1
Agriculture (A, A-F, A-H)	1 per acre for parcels under five acres 10 for parcels between five to 10 acres No limit for parcels over 10 acres
Institutional (P-G, P-P)	1
Commercial	2

2. Despite **Section 4.7.1**:

1. When a building permit has been issued for construction on a parcel in any zone, **Shipping Containers** may be used for temporary storage provided that they are removed within 30 days of final inspection of the **Building** or **Structure** for which the building permit has been issued.
2. **Shipping Containers** may be used for moving provided that they are not located on any parcel for longer than 30 days.
3. **Shipping Containers** may be used for emergency purposes on a parcel in any zone provided they are not located on any parcel for longer than 90 days.
4. The storage of fuel or other combustible materials is strictly prohibited within **Shipping Containers**.
5. **Shipping Containers** shall not be sited between the **Principal Building** or **Structure** and the front parcel boundary, except when the front parcel boundary abuts a lane.
6. **Shipping Containers** must comply with the setback requirements of the applicable zone.
7. **Shipping Containers** may not be used for **Agricultural Retail Stands**.
8. **Shipping Containers** on agricultural land shall be used solely for agricultural purposes and shall not be used for residential, commercial, or industrial storage unrelated to the agricultural use of the property.
3. **Shipping Containers** shall only be used for storage purposes.
4. **Shipping Containers** shall not be accessible to the public.



5. **Shipping Containers** shall not be stacked.

4.8 Sight Triangles and Siting Provisions from Provincial Highways

1. On any **Corner Lot**, no **Building, Structure, Fence, Landscaping**, vegetation, or other visual obstruction greater than 0.7 m in **Height** shall be permitted within a **Sight Triangle** that would interfere with the safe movement of traffic or obstruct the view of motorists, cyclists, or pedestrians.

4.9 Temporary Use of a Dwelling Unit During Construction

1. In the **Agriculture** and Rural zones, when an owner applies for a building permit to replace a principal **Dwelling Unit** on a **Lot** and wishes to continue living in the existing dwelling during the construction of the new one, a building permit may be issued provided that the owner grants the **Municipality** a covenant under Section 219 of the *Land Title Act*, in a form satisfactory to the **Municipality**, by which the owner agrees to:
 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.

4.10 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, public utilities, cooling systems and underground and above-ground telecommunication lines.
2. Publicly owned lands in every zone may be used for **Park(s)**, playgrounds and playing fields, hiking and bicycling paths, horse riding trails and ecological reserves, and District fire hall or District fire training centre.



Part 5

Use Specific Regulations



Part 5 – Use Specific Regulations

5.1 Bed and Breakfast

1. A **Bed and Breakfast** business is limited to a maximum of four bedrooms within a **Residential - Single Detached** dwelling.
2. **Bed and Breakfast** use shall not include any secondary **Cooking Facility** for use by guests or patrons.
3. The operator of a **Bed and Breakfast** home must reside in the dwelling in which the **Bed and Breakfast** operation is located;
4. The operator must also reside onsite during the operation of the **Bed and Breakfast**;

5.2 Composting and Food Waste Collection and Storage

1. **Composting** is not permitted in any zone, except in accordance with this [Section 5.2](#).
2. **Composting - Residential** 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. **Composting - Agricultural** 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 m of any parcel boundary or domestic water supply intake, nor within 30 m 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 5.2.3\(3\)](#) 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. Where **Food Waste Collection and Storage** is permitted as a **Principal Use** it is subject to the following regulations:
 1. **Food Waste Collection and Storage** shall only occur within a wholly enclosed **Building** or within lidded containers designed to prevent the escape of odours, liquids, or waste materials.
 2. Food waste may only be deposited, collected, loaded, unloaded, or otherwise handled between the hours of 8:00 a.m. and 5:00 p.m., Monday through Saturday, excluding statutory holidays.
 3. All **Food Waste Collection and Storage** areas shall be maintained in a manner that prevents access by wildlife, birds, rodents, insects, and other pests.
 4. No food waste collection or storage use shall create a nuisance by reason of odour, noise, litter, pests, or unsightly accumulation of materials beyond the boundaries of the property on which the use is located.

5.3 Marina Use

1. Each **Marina** use shall be connected to the **Municipal** sanitary sewer system. Pump out facilities provided shall be 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.



5.4 Home Occupations

Home Occupations, where permitted by this Bylaw, shall be as follows:

Criteria	Minor	Major	Rural
Operator Restriction	The Home Occupation must be operated by a member, or members of the Family residing in the Dwelling Unit in which the Home Occupation is carried out.		
Location	The Home Occupation shall be conducted within the principal Dwelling Unit .	The Home Occupation shall be conducted within a principal Dwelling Unit or one Accessory Building or Structure .	
Outdoor Storage	There shall be no exterior indication of the Home Occupation , including but not limited to Outdoor Storage , displays, or floodlighting. Materials used in or resulting from the processing of any product related to the Home Occupation must not be stored outside the Dwelling Unit or Accessory Building .		
Neighborhood Nuisance	The Home Occupation shall not generate vibration, noise, heat, glare, odour, or electrical interference that is detectable from outside the premises. It shall not discharge smoke, fumes, or any toxic or noxious substances into the atmosphere, nor produce any biomedical waste. Additionally, the use of materials or processes that emit flammable or explosive vapours or gases under normal temperatures is prohibited.		
Display	Retail sales of off-site products are not permitted, except for mail, online, or telephone orders where customers do not visit the premises, or for products that are incidental to the service provided.		
Employee Restrictions	No person other than the principal residents of the Dwelling Unit can be engaged in the homebased business on-site.	One person maximum other than the principal residents of the Dwelling Unit can be engaged in the Home Occupation on-site	Two persons maximum other than the principal residents of the Dwelling Unit can be engaged in the Home Occupation on-site.
Patron Restrictions	No patrons are permitted.	Only two patrons are permitted at a time.	Only two patrons are permitted at a time.



Criteria	Minor	Major	Rural
Delivery of Materials	Deliveries of materials or goods in bulk or in quantities that require regular or frequent use of Commercial Vehicles or trailers are not permitted.		
Parking	N/A	On-site parking must be provided in accordance with Part 7. <i>*As per the Community Care Act, parking spaces are not required for Home Occupations regulated under the Community Care Act</i>	
Maximum Area	No more than 50% of the Dwelling Unit .	The Home Occupation is permitted in up to 25% of the Dwelling Unit and Accessory Building to a maximum of 50 m ² .	The Home Occupation is permitted in up to 25% of the Dwelling Unit and Accessory Building to a maximum of 100 m ² .
Home Based Businesses Regulated Under the <i>Community Care Act</i> and <i>Assisted Living Act</i>	Business regulated under the <i>Community Care Act</i> and <i>Assisted Living Act</i> are not permitted	Shall 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.	

Information Note: Building Code requirements vary depending on the use and occupancy classification of a **Building** or portion of a **Building**. Property owners are responsible for ensuring compliance with the applicable Building Code.

Information Note: Childcare facilities are permitted as a **Home Occupation** use in accordance with the *Community Care and Assisted Living Act*.



Part 6

Zoning Regulations



Part 6 – Zoning Regulations

6.1 Alphabetical Listing of Zone Regulations

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

Agricultural Zones

- Agriculture A
- Fairground Agriculture A-F
- Historical Artifacts Agriculture A-H
- IKEL (Maber Flats) Wetlands Agriculture A-M

Commercial Zones

- Commercial Village C-V
- Neighbourhood Commercial C-N
- Intensive Commercial C-I
- Service Station Commercial C-S
- Tourist Commercial C-T
- Marina Commercial C-M
- Brentwood Lodge Marina C-BL
- Tourist Display Garden C-G

Comprehensive Development Zones

- Comprehensive Development Zone 1 CD-BC (Brentwood Bay Shopping Centre)
- Comprehensive Development Zone 2 CD-G (The Generation)
- Comprehensive Development Zone

Industrial Zones

- Light Industrial I-L
- Extraction Industrial I-E



Institutional Zones

- General Institutional IN-G
- Parks and Open Space IN-P
- Utility Institutional IN-U

Residential Zones

Low Density

- Residential Corridor R-C
- Residential Neighbourhood R-N
- Residential Neighbourhood (Small Lot) R-NS
- Residential Townhouse R-T

High Density:

- Residential Town House and Apartment R-TA
- Residential Apartment R-A

Rural Zones

- Rural Agriculture RU-A
- Rural Forest RU-F
- Rural Forest (Wallace) RU-FW
- Rural Shoreline RU-S

Water Zones

- Water Area W
- Water Area Boat House Zone W-BH
- Water Area W-M
- Water Area W-MB



6.2 Agriculture: A

6.2.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Agriculture**
2. **Aquaculture**
3. **Cannabis Production - Agricultural Use**
4. **Controlled Environment Structures**
5. **Equestrian or Riding Stable**
6. **Plant Nursery**
7. **Residential - Single Detached**

***Information Note:** Other legislation like the [Agricultural Land Commission Act](#) applies and may limit permitted uses.*

6.2.2 Permitted Accessory Uses

The following uses are permitted as accessory uses only:

1. **Agricultural Processing Centre**
2. **Agricultural Retail Stand**
3. **Agri-Tourism**
4. **Bed and Breakfast** in accordance with [Section 5.1](#)
5. **Composting - Agricultural** in accordance with [Section 5.2](#)
6. **Home Occupation - Rural** in accordance with [Section 5.4](#)
7. **Secondary Dwelling Unit(s)** in accordance with [Section 4.5](#)

***Information Note:** Other legislation like the [Agricultural Land Commission Act](#) applies and may limit accessory uses.*

6.2.3 Density

The permitted **Density** on a **Lot** shall be as follows:

1. One **Residential - Single Detached** dwelling is permitted on a **Lot**.
2. For **Lots** less than 1 ha, only one additional **Secondary Dwelling Unit** is permitted in the form of a secondary suite wholly contained within the principal dwelling, or in a **Residential - Cottage** or **Residential - Carriage House** in accordance with [Section 4.5](#).
3. For **Lots** 1 ha or more, both a **Residential - Secondary Suite** and a **Residential - Cottage** or **Residential - Carriage House** are permitted in accordance with [Section 4.5](#).



6.2.4 Siting of Buildings and Structures

1. Siting of Residential Buildings and Structures

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
4. **Side Yard Exterior** minimum of 6.0 m
5. **Accessory** Separation minimum of 3 m from **Principal Building**
6. A maximum separation of 50 m between **Buildings** containing residential **Dwelling Units** shall be provided.

2. Siting of Agricultural Buildings and Structures

Siting of Agricultural **Buildings** and **Structures** shall be as follows:

1. **Front Yard** minimum 7.5 m
2. **Rear** and **Interior Side Yard** minimum 1.5 m
3. **Exterior Side Yard** minimum 6.0 m

3. Additional setbacks for Abattoir and **Composting - Agriculture**

1. **Front** and **Exterior Side Yard** minimum 30.0 m
2. **Rear** and **Interior Side Yard** minimum 30.0 m

4. Additional setbacks for **Cannabis Production - Agriculture Facilities**

1. Yard abutting the ALR Boundary minimum 100 m
2. Yard abutting land zoned Institutional (P) minimum 150 m

6.2.5 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows:

1. **Gross Floor Area** for Principal Residence maximum of 500 m²
2. **Height** for Agricultural use maximum of 13 m
3. **Height** for non-agricultural and residential uses maximum of 8 m
4. **Lot Coverage** for **Cannabis Production - Agriculture Buildings** is 35%, irrespective of residential and other agricultural uses

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 m². Any proposal to increase the permitted size must be approved by the [Agricultural Land Commission](#) for a non-adhering residential use.



6.2.6 Subdivision Requirements

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

6.2.7 Site Specific Regulations

In the A-1 zone, the following regulations apply on a site-specific basis only:

1. In addition to the permitted uses in the A 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).
2. Despite the minimum **Lot** size requirement in the A 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 0.7 ha and 1.0 ha respectively.
3. Despite the size restrictions for a **Secondary Dwelling Unit** 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 **Secondary Dwelling Unit** is 186 m², subject to complying with all other conditions.
4. Despite the size restrictions for a **Secondary Dwelling Unit** the land legally described as Lot 1, Plan VIP42861, Section 4/5/6, Range 1 and 2W, South Saanich District, Except Part in Plan 48248 and VIP78509, PID 002-406-772 (7779 West Saanich Road) the maximum size of a **Secondary Dwelling Unit** is 186 m², subject to complying with all other conditions.
5. In addition to the permitted uses in the A zone, on land legally described as LOT 1 SECTION 6 RANGE 3E SOUTH SAANICH DISTRICT PLAN 11322, PID 004-366-646, **Veterinary Practice** is a permitted use. In addition, the maximum **Height** of **Accessory Buildings** **Heights** is 4.5 m, the maximum **Lot Coverage** is 25%, and the maximum **Floor Area Ratio** is 0.3. **Accessory Retail** of goods is permitted, providing that the **Gross Floor Area** designated for such **Retail** use, including storage areas for **Retail** goods, shall not exceed the lesser of 60 m² or 15% of the **Building** area.
6. In addition to the permitted uses in the A zone, on land legally described as LOT 1 SECTION 13 RANGE 4E SOUTH SAANICH DISTRICT PLAN 45321 and 5E., PID 008-009-643 and LOT 3 SECTION 13 RANGE 4E SOUTH SAANICH DISTRICT PLAN 25623, in accordance with Figure 13, **Model Aircraft Aerodrome** is permitted provided that: no more than one runway is constructed on the subject property, the centerline of the runway is located no closer than 70m to the **Front Lot Line** of the subject property, no permanent **Buildings** or **Structures** associated with the use are erected or installed, the parking area is surfaced with gravel or similar permeable material; and the runway is compacted clay with grass surface or similar combination of base material and natural planting.





Figure 13 – Model Aircraft Aerodrome Site Specific Area

7. In addition to the permitted uses in the A zone, on land legally described as Lot A Section 5 Range 1E South Saanich District Plan 24301 Saanichton Elementary School. PID 003-010-996 (1649 Mt Newton X Rd), **Civic Use**, **Arts and Culture**, **Child Care Facility**, **Community Care Facility**, **Education Services**, and a **Caretaker's Dwelling** are permitted.
8. In addition to the permitted uses in the A Zone, on land legally described as Lot 1, Section 13, Range 1W, South Saanich, Plan VIP20372, PID 003-453-596 (1117 Greig Avenue), **Farm Camping** is a permitted use and it is permitted to have a total area for tent camping sites of 4.67% of the **Lot** and a maximum of 8 tent sites.
9. In addition to the permitted uses in the A zone, on land legally described as Lot B, Section 3, Range 4E, South Saanich, Plan VIP77672 (2487 Mount St. Michael Road), a 185 m² indoor lounge within a pavilion is permitted to serve as a lounge and event space.



6.3 Fairground Agriculture: A-F

6.3.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Agriculture**, excluding **Feed Lots**
2. **Assembly Use**
3. **Equestrian or Riding Stable**
4. **Fairground Agriculture**
5. **Residential - Single Detached**

6.3.2 Permitted Accessory Uses

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. **Agricultural Retail Stand**
3. Stabling and boarding of animals in conjunction with events (no long-term boarding)
4. Limited on-site parking for R.V.'s for exhibitors, contestants and event staff
5. **Secondary Dwelling Units**, in accordance with [Section 4.5](#).

6.3.3 Density

The permitted **Density** on a **Lot** shall be as follows:

1. One **Residential - Single Detached** Dwelling is permitted on a **Lot**.
2. For **Lots** less than 1 ha, only one additional **Secondary Dwelling Unit** is permitted in the form of a **Residential - Secondary Suite** wholly contained within the Principal Dwelling, or in a **Residential - Cottage** or **Residential - Carriage House**, in accordance with [Section 4.5](#).
3. For **Lots** 1 ha or more, both a **Residential - Secondary Suite** and a **Residential - Cottage** or **Residential - Carriage House** are permitted in accordance with [Section 4.5](#).

6.3.4 Siting of Buildings and Structures

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 |



- | | |
|------------------------------|------------------|
| 4. Side Yard Exterior | minimum of 6.0 m |
|------------------------------|------------------|

6.3.5 Siting of Agricultural Buildings and Structures

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 |

6.3.6 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows:

- | | |
|--|-------------------------------|
| 1. Gross Floor Area for Principal Residential | maximum of 500 m ² |
| 2. Height for Agricultural use | maximum of 13.0 m |
| 3. Height for Other uses | maximum of 8.0 m |

6.3.7 Subdivision Requirements

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 |

6.4 Historical Artifacts Agriculture: A-H

6.4.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Agriculture**, excluding **Feed Lots**
2. **Agri-Tourism**
3. **Equestrian or Riding Stable**
4. **Historical Artifacts Museum**
5. **Plant Nursery**
6. **Residential - Single Detached**



6.4.2 Permitted Accessory Uses

The following uses are permitted as **Accessory** uses only:

1. **Home Occupation**, in accordance with [Section 5.4](#).
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. **Agricultural Retail Stand**
4. **Secondary Dwelling Units**, in accordance with [Section 4.5](#).

6.4.3 Density

The permitted **Density** on a **Lot** shall be as follows:

1. One **Residential - Single Detached** Dwelling is permitted on a **Lot**.
2. For **Lots** less than 1 ha, only one additional **Secondary Dwelling Unit** is permitted in the form of a **Residential - Secondary Suite** wholly contained within the Principal Dwelling, or in a **Residential - Cottage** or **Residential - Carriage House**, in accordance with [Section 4.5](#).
3. For lots 1 ha or more, both a **Residential - Secondary Suite** and a **Residential - Cottage** or **Residential - Carriage House** are permitted in accordance with [Section 4.5](#).

6.4.4 Siting of Buildings and Structures

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 14](#).
2. For all other uses, the following shall apply:

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
4. Side Yard Exterior	minimum of 6.0 m
5. Accessory separation	minimum of 3.0 m from Principal Building

6.4.5 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows:

1. **Gross Floor Area** for a **Residential - Single Detached Building** maximum of 500 m²
2. **Height** for Agricultural use maximum of 13.0 m
3. **Height** for Other uses maximum of 8.0 m



4. Except for maintenance and storage uses related to the **Historical Artifacts Museum**, no **Accessory Structure** shall exceed 200m² **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 m². Any proposal to increase the permitted size must be approved by the [Agricultural Land Commission](#) for a non-adhering residential use.

6.4.6 Subdivision Requirements

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

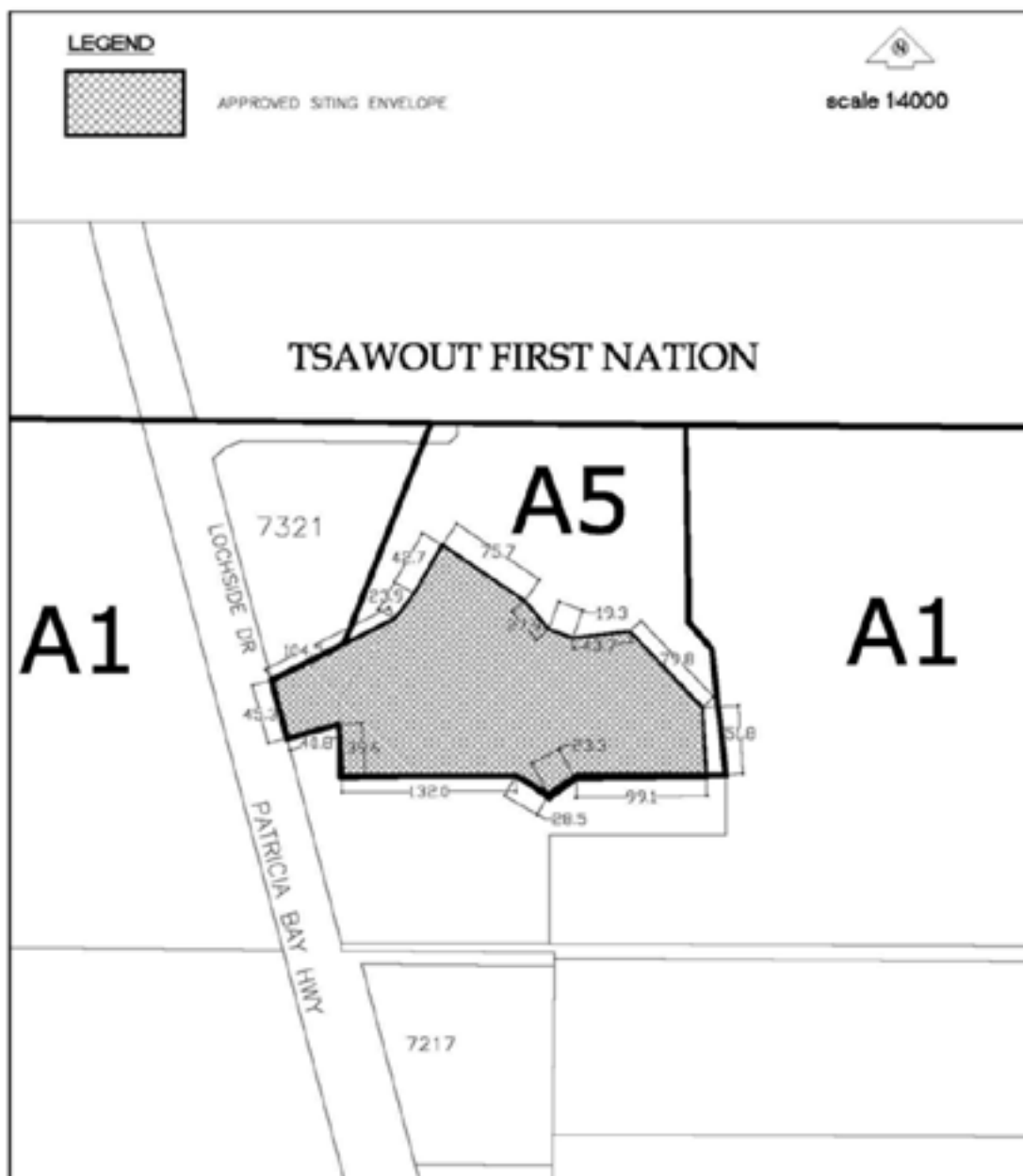


Figure 14 – Approved Siting Envelope for 7321 Lochside Drive

6.5 TIKEL (Maber Flats) Wetlands Agriculture: A-M

6.5.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Agriculture**

6.5.2 Siting of Buildings and Structures

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
 - a. Despite the above setbacks, **Accessory Buildings** with a floor area less than 10 m² and a **Height** less than 3 m may be sited 1 m from a **Rear Lot Line**.
3. **Side Yard Interior** minimum of 1.5 m
 - b. **Side Yard Exterior** minimum of 6.0 m

6.5.3 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows:

1. **Lot Coverage** maximum of 10%
2. **Height** of **Buildings** and **Structures** maximum 13.0 m

6.5.4 Subdivision Requirements

Requirements for **Subdivision** shall be as follows:

1. Minimum and Average **Lot Area** minimum of 20 ha
2. **Lot Frontage** minimum of 10% **Lot** perimeter



6.6 Commercial Village: C-V

6.6.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Alcoholic Beverage Manufacturing**
2. **Arts and Culture**
3. **Assembly Use**
4. **Child Care Facility**
5. **Civic Use**
6. **Commissary Kitchen**
7. **Education Services**
8. **Financial Services**
9. **Fitness Centre**
10. **Healthcare and Wellness Services**
11. **Hotel**
12. **Laundromat and Drycleaners**
13. **Liquor Primary Establishment**
14. **Minor Repair Shops**
15. **Offices**
16. **Parks**
17. **Personal Service Establishments**
18. **Post Office**
19. **Professional Services**
20. **Residential - Apartment**, located above the ground floor only.
21. **Restaurant**
22. **Retail**
23. **Shopping Centre**
24. **Veterinary Practice**



6.6.2 Permitted Use Regulations

1. Commercial or **Civic Uses** are required along the **Frontage** of the ground floor level or exterior side streets on a **Corner Lot**.
 - a. Despite the requirements above, **Residential - Apartment Dwelling Units** are permitted on the ground floor level where fronting a lane or private road
2. **Hotel** lobbies and active uses may be located at the ground floor level in combination with ground floor commercial or institutional **Building Frontage**.
3. Residential **Building Access** shall be separate from other uses.

6.6.3 Permitted Accessory Uses

The following uses are permitted as **Accessory** uses only:

1. **Home Occupation** - Minor in accordance with **Section 5.4**.

6.6.4 Density

The permitted **Density** on a **Lot** shall be as follows:

1. **Floor Area Ratio** maximum 1.6

6.6.5 Siting of Buildings and Structures

The siting of **Buildings** and **Structures** shall be as follows:

1. **Front Yard** minimum of 1.0 m
2. **Rear Yard** minimum of 6.0 m
3. **Side Yard**, abutting a residential zone minimum of 1.5 m
4. **Side Yard Exterior** minimum of 1.0 m

6.6.6 Size of Buildings and Structures

The size of **Buildings** and **Structures** shall be as follows:

1. Building **Height** maximum of 16.0 m
2. **Lot Coverage** maximum of 60 %

6.6.7 Subdivision Requirements

Requirements for **Subdivision** shall be as follows:

1. Minimum and Average **Lot Area** minimum of 1200 m²
2. **Lot Frontage** minimum of 22 m



6.6.8 Site Specific Regulations

In the C-V zone, the following regulations apply on a site-specific basis only:

1. Despite the regulations in the C-V (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 **Healthcare and Wellness Services**, and **Residential - Apartment** above the ground floor.
2. Despite the regulations in the C-V (Core Commercial) zone for land legally described as (Strata Lot 2 Section 11 Range 1 West South Saanich District Strata Plan Vis6382 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V. PID 027-208-206) a **Rear Yard** setback of 0.5m and a **Side Yard** setback of 0.5m is permitted.
3. Despite the regulations in the C-V (Core Commercial) Zone, for Lot 4, Plan Vip3920, Section 5, Range 4e, South Saanich Land District, Except Plan 30786, and Exc Plan 42490; Waddling Dog Inn. PID 001-695-801 (2476 Mount Newton Cross), **Hotel** uses are permitted on the ground floor or first **Storey**.
4. Notwithstanding Subsections 1, 2 and 3 above, the following regulations apply to the property legally described as Lot 1, Section 5, Range 2E, South Saanich District, Plan VIP31358 (1903 Mt. Newton Cross Road):
 - a. Subject to subsection d) below, the following use is permitted in all other areas: **Residential - Apartment** and **Residential - Attached**
 - b. The siting of **Buildings** and **Structures** shall be as follows:

Front and Exterior Side Yard setbacks:	1.0 m
Rear Yard setback:	7.5 m
Side Yard setback:	2.5 m
Any yard abutting a residential zoned property:	7.5 m
 - c. The size of **Buildings** and **Structures** shall be as follows:

Building Height :	20.0 m (5 Storeys)
Building Height for those portions of a Building within 20 m of a residential zoned property as per the area shown on Figure 15 :	16.0 m (4 Storeys)



Floor Area Ratio:

2.5

- d. Despite Section 4.9(1) and 4.9(2) commercial uses shall comprise not less than 10% of the total floor area only applies to combined commercial and residential use **Buildings** adjacent to Wallace Drive and Mt. Newton Cross Road.



Figure 15 – C-V Zone Development

6.7 Neighbourhood Commercial: C-N

6.7.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Assembly Use**
2. **Arts and Culture**
3. **Child Care Facility**
4. **Commissary Kitchens**
5. **Convenience Stores**



6. **Financial Services**
7. **Healthcare and Wellness Services**
8. **Laundromat and Drycleaners**
9. **Liquor Primary Establishment**
10. **Personal Service Establishments**
11. **Residential - Apartment**
12. **Restaurants**
13. **Retail**
14. **Offices**
15. **Veterinary Practice**

6.7.2 Permitted Use Regulations

1. Commercial or **Civic Uses** are required along the **Frontage** of the ground floor level or exterior side streets on a **Corner Lot**.
 - a. Despite the requirements above, **Residential - Apartment Dwelling Units** are permitted on the ground floor where fronting a lane or private road.
2. Residential **Building Access** shall be separate from other uses.

6.7.3 Permitted Accessory Uses

The following uses are permitted as **Accessory** uses only:

1. **Home Occupation** - Minor, in accordance with Section 5.4.

6.7.4 Density

The permitted **Density** on a **Lot** shall be as follows:

1. **Floor Area Ratio** maximum 1.0

6.7.5 Siting of Buildings and Structures

Siting of **Buildings** and **Structures** shall be as follows:

1. **Front Yard** minimum of 1.0 m
2. **Rear Yard** minimum of 7.5 m
3. **Side Yard Interior** minimum of 1.5 m
4. **Side Yard Exterior** minimum of 1.5 m



6.7.6 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows:

1. **Height** maximum of 11.0 m
2. **Lot Coverage** maximum of 50 %

6.7.7 Subdivision Requirements

Requirements for **Subdivision** shall be as follows:

1. Minimum and Average **Lot Area** minimum of 1200 m²
2. **Lot Frontage** minimum of 22 m

6.7.8 Site Specific Requirements

1. Despite the maximum FAR in the C-N Zone, for those lands legally described as LOT A SECTION 5 RANGE 4E SOUTH SAANICH DISTRICT PLAN 31812, PID 001-130-374 (7840 Lochside Drive), the maximum **Floor Area Ratio** is 0.62.

6.8 Intensive Commercial: C-I

6.8.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Alcoholic Beverage Manufacturing**
2. **Car Wash**
3. **Cold Storage Facility**
4. **Convenience Store**
5. **Commercial Display Lots**
6. **Boat Building and Repair**
7. **Health Club and Fitness Centre**
8. **General Light Industrial**
9. **Innovation Industrial**
10. **Mini-Warehousing**
11. **Minor Repair Shops**
12. **Offices**
13. **Professional Services**



14. **Restaurant**15. **Retail**, limited to the following:

- a. Auction sales
- b. Building supply sales and **Storage Yards**
- c. Business and office equipment sales
- d. Clothing manufacturing and sales
- e. Farm, garden, and pet supplies sales
- f. Home improvement sales

16. **Printing and Publishing**17. **Wholesalers****6.8.2 Permitted Accessory Uses**

The following uses are permitted as **Accessory** uses only:

6.8.3 Density

The permitted **Density** on a **Lot** shall be as follows:

1. **Floor Area Ratio** maximum 1.6

6.8.4 Siting of Buildings and Structures

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
4. **Side Yard Exterior** minimum of 6.0 m

6.8.5 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows:

1. **Height** maximum of 18.0m
2. **Lot Coverage** maximum of 60 %

6.8.6 Subdivision Requirements

Requirements for **Subdivision** shall be as follows:

1. Minimum and average **Lot Area** minimum of 1200 m²
2. **Lot Frontage** minimum of 22 m



6.8.7 Site Specific Regulations

1. Despite the regulations in the C-I (Intensive Commercial) Zone, Section 5 Range 2 East, South Saanich District, Plan 44295 (6459 and 6430 Patricia Bay Highway), and LOT AOF3 SECTION 16 RANGE 4E SOUTH SAANICH DISTRICT PLAN 2435, PID 000-677-302 (6464 Gliddon Road) the maximum **Height** is 8.0 m, and **General Light Industrial** uses are not permitted.

6.9 Service Commercial: C-S

6.9.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Automobile Service Station**
2. **Car Wash**
3. **Convenience Store** - not exceeding 90 m² of floor area
4. **Laundromat and Drycleaners**
5. **Restaurant**

6.9.2 Permitted Accessory Uses

The following uses are permitted as **Accessory** uses only:

1. Vehicle and utility trailer rentals

6.9.3 Density

The permitted **Density** on a **Lot** shall be as follows:

1. **Floor Area Ratio** maximum 0.4

6.9.4 Siting of Buildings and Structures

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.



6.9.5 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows:

1. **Height** maximum of 8.0 m
2. **Lot Coverage** maximum of 20 %

6.9.6 Subdivision Requirements

Requirements for **Subdivision** shall be as follows:

1. Minimum and Average **Lot Area** minimum of 1200 m²
2. **Lot Frontage** minimum of 22 m

6.9.7 Site Specific Regulations

In the C-S 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 and B, Plan 10323, Section 5, Range 2 East, SSD (7865 East Saanich Road)

6.10 Tourist Commercial: C-T

6.10.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Agri-Tourism**
2. **Arts and Culture**
3. **Hotel**
4. **Liquor Primary Establishment**
5. **Restaurant**
6. **Short Term Rental Accommodation**
7. **Visitor Attraction Use**

6.10.2 Permitted Accessory Uses

The following uses are permitted as accessory uses only:

1. **Caretaker's Dwelling**, limited to one unit, not exceeding 90 m² in floor area and located within the **Principal Building**.



2. **Fitness Centres**
3. **Healthcare and Wellness Services**
4. **Offices** - Administrative for permitted uses
5. **Personal Service Establishments**
6. **Retail**, limited to the following:
 - a. Sale of merchandise as a convenience to the travelling public, including beverages, confections, toiletries, non-prescription pharmaceuticals, tobacco, magazines and books
 - b. **Gift or Souvenir Shops**

6.10.3 Density

The permitted **Density** on a **Lot** shall be as follows:

1. **Floor Area Ratio** maximum 0.4

6.10.4 Siting of Buildings and Structures

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

6.10.5 Size of Buildings and Structures

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. The floor area for all **Accessory** uses shall not exceed 20% of the **Gross Floor Area** of all **Buildings** on the **Lot**.
4. No more than 80% of the site shall be covered by **Buildings, Structures**, parking spaces, loading spaces, driveways and **Maneuvering Aisles**.

6.10.6 Subdivision Requirements

Requirements for **Subdivision** shall be as follows:

1. Minimum and average **Lot Area** minimum of 1850 m²



2. **Lot Frontage**

minimum of 36 m

6.11 Marina Commercial: C-M**6.11.1 Permitted Uses**

The following uses are permitted as **Principal Uses** of the land:

1. **Boat Hoists and Launching Ramps**
2. Boat Rental and Sporting Equipment Rentals and Sales
3. **Gift or Souvenir Shops**
4. **Hotel**
5. **Marina**
6. **Marine Fuel Station**
7. **Liquor Primary Establishment**
8. **Parking Lots**
9. **Residential - Apartment** located above the ground floor only
10. **Restaurant**
11. **Retail**, limited to the following:
 1. Sale of merchandise as a convenience to the travelling public, including beverages, confections, toiletries, non-prescription pharmaceuticals, tobacco, magazines, books and items of a marine nature.
12. **Short Term Rental Accommodation**
13. **Water Taxi Services**
14. **Visitor Attraction Use**
15. **Yacht Club**

6.11.2 Permitted Use Regulations

1. Commercial uses are required along the **Frontage** of the ground floor level (except lanes or private access roads) or exterior side streets on a **Corner Lot**.
 - a. Despite the requirements above, **Residential - Apartment Dwelling Units** are permitted on the ground floor where fronting a lane or private road
2. **Hotel** lobbies and active uses may be located at grade in combination with ground floor commercial or institutional **Building Frontage**.
3. Residential **Building Access** shall be separate from other uses.

6.11.3 Permitted Accessory Uses

The following uses are permitted as **Accessory** uses only:



1. **Home Occupation** - Minor, in accordance with [Section 5.4](#).

6.11.4 Density

The permitted **Density** on a **Lot** shall be as follows:

1. **Floor Area Ratio** maximum 0.4

6.11.5 Siting of Buildings and Structures

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

6.11.6 Size of Buildings and Structures

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%

6.11.7 Subdivision Requirements

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

6.12 Brentwood Lodge Marina Commercial: C-BL

6.12.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Arts and Culture**
2. **Boat Hoist and Launching Ramps**
3. **Hotel**
4. **Liquor Primary Establishment**
5. **Marina**, in accordance with [Section 5.3](#)



6. **Marine Fuel Station**
7. **Offices**
8. **Restaurant**
9. **Retail**
10. **Short Term Rental Accomodation**
11. **Visitor Attraction Use**
12. **Water Taxi Services**

6.12.2 Permitted Accessory Uses

The following uses are permitted as **Accessory** uses only:

1. **Healthcare and Wellness Services**
2. **Personal Service Establishments**

6.12.3 Density

The permitted **Density** on a **Lot** shall be as follows:

1. **Floor Area Ratio** maximum 0.68

6.12.4 Siting of Buildings and Structures

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

6.12.5 Size of Buildings and Structures

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. Despite the above, **Height** regulations do not apply to boat hoists and mast stepping gantries

6.12.6 Subdivision Requirements

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



6.13 Tourist Display Garden: C-G

6.13.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Arts and Culture**
2. **Restaurant**
3. **Display Garden**
4. **Visitor Attraction Use**

6.13.2 Permitted Accessory Uses

The following uses are permitted as **Accessory** uses only:

1. **Gift or Souvenir Shop**
2. Seed Shop
3. **Caretaker's Dwelling**, not to exceed one **Dwelling Unit** for each 8.0 ha

6.13.3 Siting of Buildings and Structures

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 |

6.13.4 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows:

- | | |
|------------------|------------------|
| 1. Height | maximum of 8.0 m |
|------------------|------------------|

6.13.5 Subdivision Requirements

Requirements for **Subdivision** shall be as follows:

- | | |
|--|--------------------------------|
| 1. Minimum and average Lot Area | minimum of 1850 m ² |
| 2. Lot Frontage | minimum of 36 m |



6.14 Comprehensive Development Zone 1: CD-BSC (Brentwood Bay Shopping Centre)

6.14.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Arts and Culture**
2. **Civic Use**
3. **Child Care Facility**
4. **Financial Services**
5. **Health and Wellness Services**
6. **Liquor Primary Establishment**
7. **Offices**
8. **Personal Service Establishments**
9. **Professional Services**
10. **Residential Apartment**, located above the ground floor only
11. **Retail**
12. **Restaurant**

6.14.2 Permitted Accessory Uses

The following uses are permitted as **Accessory** uses only:

1. **Home Occupation** - Minor, in accordance with [Section 5.4](#).

6.14.3 Density

The permitted **Density** on a **Lot** shall be as follows:

1. **Floor Area Ratio** maximum 1.6
2. The maximum number of residential **Dwelling Units** in the zone is 125 units in no more than two **Residential - Apartment Buildings**

6.14.4 Siting of Buildings and Structures

Siting of **Buildings** and **Structures** shall be as follows:

1. **Front Yard** minimum of 0m
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

6.14.5 Size of Buildings and Structures

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 3.0m
4. **Floor Area Ratio** maximum of 1.6
5. No more than four **Buildings** shall be constructed on the **Lot**
6. **Lot Coverage** maximum of 50%
7. Not more than 92% of the **Lot** shall be covered by **Buildings**, **Structures**, parking spaces, loading spaces, driveways and **Maneuvering Aisles**
8. The total floor area of all **Buildings** and **Structures** in the zone including mezzanine areas shall not exceed 12,000 m²
9. 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

6.14.6 Subdivision Requirements

Requirements for **Subdivision** shall be as follows:

1. Minimum and average **Lot Area** minimum of 1000 m²
2. **Lot Frontage** minimum of 30.0m

6.14.7 Site Specific Regulations

In the CD-1 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.

6.15 Comprehensive Development Zone 2: CD-G (The Generation)

6.15.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Arts and Culture**



2. **Assembly Use**
3. **Child Care Facility**
4. **Civic Use**
5. **Commissary Kitchen**
6. **Financial Services**
7. **Fitness Centres**
8. **Healthcare and Wellness Services**
9. **Liquor Primary Establishment**
10. **Offices**
11. **Personal Service Establishments**
12. **Professional Services**
13. **Residential - Apartment** located above the ground floor only
14. **Restaurant**
15. **Retail**
16. **Veterinary Practice**

6.15.2 Permitted Accessory Uses

The following uses are permitted as **Accessory** uses only:

1. **Home Occupation** - Minor, in accordance with [Section 5.4](#).

6.15.3 Density

The permitted **Density** on a **Lot** shall be as follows:

1. **Floor Area Ratio** maximum of 2.1
2. 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.

6.15.4 Siting of Buildings and Structures

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



6.15.5 Size of Buildings and Structures

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 % |

6.15.6 Subdivision Requirements

Requirements for **Subdivision** shall be as follows:

- | | |
|----------------------------|--------------------------------|
| 1. Minimum Lot Area | minimum of 1000 m ² |
| 2. Lot Frontage | minimum of 15 m |

6.16 Comprehensive Development Zone 3: CD-ML (Marigold Lands)

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

6.16.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land in Development Area (Commercial Centre Node):

1. **Child Care Facility**
2. **Convenience Store**
3. **Civic Use**
4. **Financial Services**
5. **Fitness Centre**
6. **Health and Wellness Services**
7. **Liquor Primary Establishment**
8. **Offices**
9. **Plant Nursery**
10. **Restaurant**
11. **Retail**
12. **Personal Service Establishments**
13. **Professional Services**



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. **Child Care Facility**, but only as a Combined Commercial and Residential Use

The following uses are permitted as **Principal Uses** of the land in Development Area C (North Lochside Residential):

1. **Residential - Attached**
2. **Residential - Duplex**

The following uses are permitted as **Principal Uses** of the land in Development Area D (North Residential):

1. **Residential - Apartment**
2. **Residential - Attached**
3. **Community Care Facility**
4. **Childcare Facility**, but only as a Combined Commercial and Residential Use

The following uses are permitted as **Principal Uses** of the land in Development Area E (South Lochside Residential):

1. **Residential - Attached**
2. **Residential - Duplex**

The following uses are permitted as **Principal Uses** of the land in Development Area F (South Residential):

1. **Residential - Apartment**
2. **Residential - Attached**
3. **Community Care Facility**
4. **Child Care Facility**, but only as a Combined Commercial and Residential Use

6.16.2 Permitted Accessory Uses

The following uses are permitted as **Accessory** uses only:

1. **Home Occupation** - Minor, in accordance with Section 5.4, is a permitted accessory use to any residential use in Development Areas B through F.



6.16.3 Density

The permitted **Density** on a **Lot** shall be as follows:

Maximum **Floor Area Ratio** shall be as follows:

1. For Commercial Use
 1. Development Area A maximum of 0.3
2. For **Residential - Duplex** and **Residential - Attached**
 1. Development Area C maximum of 0.8
 2. Development Areas D, E and F maximum of 1.2
3. For **Residential - Apartment** Use
 1. Development Area D maximum of 1.3
 2. Western ½ of Development Area F maximum of 1.8
 3. Development Area B maximum of 2.0
 4. Eastern ½ of Development Area F maximum of 2.4

6.16.4 Siting of Buildings and Structures

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

Siting of **Buildings** and **Structures** shall be as follows in 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

Siting of **Buildings** and **Structures** shall be as follows in 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



Siting of **Buildings** and **Structures** shall be as follows in 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 |

Siting of **Buildings** and **Structures** shall be as follows in 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 |

Siting of **Buildings** and **Structures** shall be as follows in 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 |

6.16.5 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows:

Height:

Height of **Buildings** and **Structures** shall be as follows:

- | | |
|---|-------------------|
| 1. Residential - Apartment | maximum of 18.5 m |
| 2. Residential - Apartment if in Eastern $\frac{1}{3}$ of Development Area D, or Southern 60m of the Eastern $\frac{1}{2}$ 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 - Townhouse | maximum of 11.5 m |
| 5. Residential - Attached | maximum of 10.0 m |
| 6. Residential - Duplex | maximum of 10.0 m |
| 7. Commercial | maximum of 8.0 m |



8. **Accessory** maximum of 4.5 m

Lot Coverage:

Maximum **Lot Coverage** shall be as follows:

- | | |
|-----------------------------------|-----------------|
| 1. Development Area A | maximum of 40 % |
| 2. Development Areas B and E | maximum of 50% |
| 3. Development Area C | maximum of 55% |
| 4. Development Areas D and F: | |
| a. Residential - Townhouse | maximum of 40 % |
| b. Residential - Apartment | maximum of 50 % |

6.16.6 Subdivision Requirements

Requirements for **Subdivision** shall be as follows:

- | | |
|--|-------------------------------|
| 1. Minimum and average Lot Area | minimum of 500 m ² |
| 2. Lot Frontage | minimum of 10 m |

6.16.7 Site Specific Regulations

In the CD-9 zone, the following regulations apply on a site-specific basis only:

1. 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.
2. Despite the definition of **Lot Coverage** in **Part 1** of this Bylaw, all areas of **Part 5 – Zoning Regulations** underground **Structures** covered by **Landscaping** or paving shall be excluded from the calculation of **Lot Coverage** in the CD-9 zone.
3. Despite the regulations for yards in **Subsection 4.6** of this Bylaw, bay windows, entrance canopies, porches and **Carports** may encroach within the Setbacks in the CD-9 zone.
4. Despite the regulations for required **Off-Street Parking** for Residential Uses in **Subsection 7.5** of this Bylaw, the parking requirements for Residential Uses within the CD-9 zone shall be as follows:
 1. **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**
 - d. **Residential - Attached** and **Residential - Duplex** uses: 2.0 spaces per **Dwelling Unit**
5. Setback regulations for **Off-Street Parking** in this Bylaw shall not apply within the CD-9



zone.

6. Despite the **Side Yard Interior** setback specified for the CD-9 zone, a **Building** may straddle an **Interior Side Lot Line**.

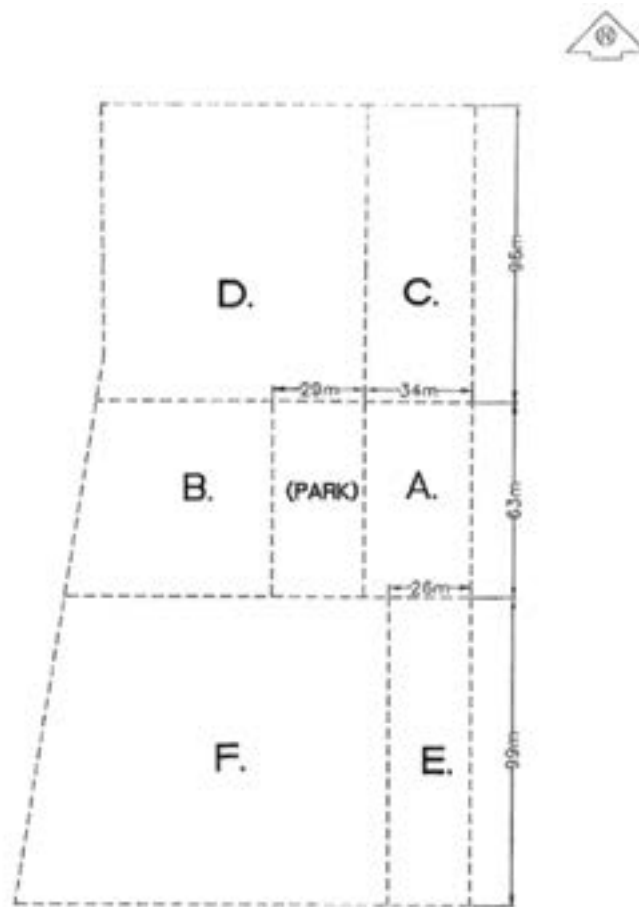


Figure 16 – CD-3 Zone Development Areas Map

6.17 Light Industrial: I-L

6.17.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Alcoholic Beverage Manufacturing**
2. **Audio/Visual Production Facility**
3. **Cannabis Production - Industrial**
4. **Car Wash**
5. **Catering Establishment**
6. **Cold Storage Facility**



7. **Commercial Display Lots**
8. **General Light Industrial**
9. **Fitness Centre**
10. **Innovation Industrial**
11. **Laundromat and Drycleaners**
12. **Offices**, but excluding Financial Institution, Medical/Dental Office, Realty Office, insurance office, and travel agency, located above the ground floor only.
13. Photofinishing Services and Photography Studio
14. **Printing and Publishing**
15. **Recycling Facilities**
16. **Restaurant**
17. 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. tire service, sales and associated repairs
18. **Veterinary Practice**

6.17.2 Permitted Accessory Uses

The following uses are permitted as **Accessory** uses only:

1. **Caretaker's Dwelling**, no greater than 130 m² **Gross Floor Area**
2. Indoor Storage and **Storage Yard**

6.17.3 Density

The permitted **Density** on a **Lot** shall be as follows:

1. **Floor Area Ratio** maximum of 1.6

6.17.4 Prohibited Uses

Notwithstanding **Subsection 6.17.1**, 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 Dump**, 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.

6.17.5 Siting of Buildings and Structures

Siting of **Buildings** and **Structures** shall be as follows:

1. **Front Yard** minimum of 7.5m
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- Industrial** 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

6.17.6 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows:

1. **Height** maximum of 18.0 m
2. **Lot Coverage** maximum of 60%

6.17.7 Subdivision Requirements

Requirements for **Subdivision** shall be as follows:

1. Minimum and average **Lot Area** minimum of 1850 m²
2. **Lot Frontage** minimum of 30.0m



6.17.8 Site Specific Regulations

1. In addition to the permitted uses in the I-L Zone on land legally described as LOT 1 SECTION 14 RANGE 3E SOUTH SAANICH DISTRICT PLAN VIP71524. PID 024-883-972 (2261 Keating Cross Road) Business **Offices**, **Child Care Facility**, Clothing Manufacturing and Sales, Equipment Sales, Storage, Service, and Rental, Furniture Manufacturing and Sales, and **Mobile Home** and Trailer Sales are permitted uses.
2. In addition to the permitted uses in the I-L Zone on land legally described As Lot A Section 13 Range 2E South Saanich District Plan 35100. Pid 000-320-773 (6844 Oldfield Road), Lot A Section 15 Range 2e South Saanich District Plan 33343. PID 000-235-008 (1810 Verling Ave), and Lot A Section 15 Range 2E South Saanich District Plan 33343. PID 000-235-008 (6588 Bryn Road), **Food Waste Collection and Storage** is a permitted use.

6.18 Extraction Industrial: I-E

6.18.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Agriculture**
2. **Civic Use**
3. **Sand and Gravel Extraction and Processing**

6.18.2 Density

The permitted **Density** on a **Lot** shall be as follows:

1. **Floor Area Ratio** maximum of 0.1

6.18.3 Siting of Buildings and Structures

Siting of **Buildings** and **Structures** shall be as follows:

1. **Front Yard** minimum of 12.0 m
2. **Rear Yard** minimum of 7.5 m
3. **Rear Yard** abutting a residential zone minimum of 30.0 m
4. **Rear Yard** abutting an industrial zone minimum of 15.0 m
5. **Side Yard** minimum of 6.0 m
6. **Side Yard** abutting a residential zone minimum of 30.0 m
7. **Side Yard** abutting an industrial zone minimum of 15.0 m



6.18.4 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows:

- | | |
|------------------------|-------------------|
| 1. Height | maximum of 11.0 m |
| 2. Lot Coverage | maximum of 60% |

6.18.5 Subdivision Requirements

Requirements for **Subdivision** shall be as follows:

- | | |
|--|--------------------------------|
| 1. Minimum and average Lot Area | minimum of 1850 m ² |
| 2. Lot Frontage | minimum of 30 m |



6.19 General Institutional: IN-G

6.19.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Arts and Culture**
2. **Assembly Use**
3. **Civic Use**
4. **Child Care Facility**
5. **Cemetery**
6. **Community Care Facility**
7. **Emergency Shelter**
8. **Healthcare and Wellness Services**
9. **Hospital**
10. **Park**
11. **Sports Court**

6.19.2 Permitted Accessory Uses

The following uses are permitted as **Accessory** uses only:

1. **Caretaker's Dwelling**
2. **Commissary Kitchens**

6.19.3 Density

The permitted **Density** on a **Lot** shall be as follows:

1. **Floor Area Ratio** maximum of 0.8

6.19.4 Siting of Buildings and Structures

Siting of **Buildings** and **Structures** shall be as follows:

1. **Front Yard** minimum of 4.5m
2. **Rear Yard** minimum of 7.0m
3. **Side Yard Interior** minimum of 4.5m



4. **Side Yard Exterior** minimum of 4.5m

6.19.5 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows:

1. **Height** maximum of 11.0m
2. **Lot Coverage** maximum of 40%

6.19.6 Subdivision Requirements

Requirements for **Subdivision** shall be as follows:

1. **Lot Area** minimum of 1200 m²
2. **Lot Frontage** minimum of 22 m

6.19.7 Site Specific Regulations

1. 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).
2. Despite the **Height** regulations permitted in the P-G zone, on land legally described as, Lot B, Section 13, Range 1 East, South Saanich District, Plan 3716. PID 001-041-380 And Lot 1 Section 13 Range 1E Ssd Vip88664. PID 028-471-962 (1512 Keating Cross Road), a maximum **Height** of 13.5m is permitted and a maximum **Height** of 3.0m is permitted for **Accessory Buildings**.
3. Notwithstanding Subsection 1, 3, and 4 above, the following regulations apply to the property legally described as Lot A, Section 7, Range 2E, South Saanich District, Plan VIP69834 (1882 Hovey Road).
 1. "Indoor Recreational Facility" is a permitted use.
 2. The siting of **Buildings** and **Structures** shall be as follows:
 - a. **Building Height:** 17.0 m (3 **Storeys**)
 - b. **Floor Area Ratio:** 0.8
 3. Notwithstanding the parking setback set out in Part 6 Section 4.10, for the lands legally described as Lot A, Section 7, Range 2E, South Saanich District, Plan VIP69834 (1882 Hovey Road), off-street surface parking may be located up to 0.0 m from the rear (east) and interior side (north) **Lot** lines.
 4. Notwithstanding the parking requirements set out in Part 6 Section 5, for the lands legally described as Lot A, Section 7, Range 2E, South Saanich District, Plan VIP69834 (1882 Hovey Road), the total parking requirement shall be 100 spaces.



6.20 Parks and Open Space: IN-P

6.20.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Arts and Culture**
2. **Boat Hoists and Launching Ramps**
3. **Child Care Facility**
4. **Dock**
5. **Park**
6. **Sports Court**

6.20.2 Permitted Accessory Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Accessory Buildings and Structures**
2. **Caretaker's Dwelling**

6.20.3 Siting of Building and Structures

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 4.5 m |
| 4. Side Yard Exterior | minimum of 4.5 m |

6.20.4 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows:

- | | |
|------------------|------------------|
| 1. Height | maximum of 8.0 m |
|------------------|------------------|

6.20.5 Subdivision Requirements

Requirements for **Subdivision** shall be as follows:

- | | |
|--|--------------------------------|
| 1. Minimum and average Lot Area | minimum of 2000 m ² |
| 2. Lot Frontage | minimum of 30 m |



6.21 Public Utility: IN-U

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. Use	Sewage Pump Station	Telecommunication Tower	Telecommunication Tower	Telecommunication Tower
2. Location	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. <u>Front Setback</u>	7.5m	0m from zone boundary	0m from zone boundary	0m from zone boundary
4. <u>Rear Setback</u>	7.5m	0m from zone boundary	0m from zone boundary	0m from zone boundary
5. <u>Side Setback</u>	6.0m	0m from zone boundary	0m from zone boundary	0m from zone boundary
6. <u>Height</u>	8.0m	Telecommunication Tower	Telecommunication Tower	Telecommunication Tower
7. <u>Lot Coverage</u>	40%	33m for tower	33 m for tower 4.5 m for accessory structures	37 m for tower
8. <u>Floor Area Ratio</u>	0.4	0.4	0.4	0.4



6.22 Residential Corridor: R-C

6.22.1 Permitted Uses

The following are permitted as **Principal Uses**:

1. **Residential - Duplex**
2. **Residential - Attached**
3. Despite the above **Residential - Single Detached** Dwellings with/without **Residential - 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.

6.22.2 Permitted Accessory Uses

The following are permitted as **Accessory** uses:

1. **Secondary Dwelling Units** in accordance with [Section 4.5](#).
2. **Home Occupation** - Major in accordance with [Section 5.4](#).

6.22.3 Density

The permitted **Density** on a **Lot** shall be as follows:

<u>Lot Area</u>	<u>Number of Dwelling Units</u>	<u>Floor Area Ratio</u>
<280 to 800 m ²	4 Units	0.65
>800 to 1,200 m ²	6 Units	0.70
>1,200m ²	8 Units	0.75

6.22.4 Siting of Buildings and Structures

Siting of **Buildings** and **Structures** shall be setback from **Lot** lines as follows:

1. **Front Yard** minimum of 4.0 m
2. **Rear Yard** minimum of 7.0 m
 - a. 3 m: for habitable dwellings less than 4.5 m in **Height** with no portion of the roof above 5.5 m.
3. **Side Yard Interior** minimum:
 - a. 1.5 m for **Buildings** or portions thereof up to 8 m in **Height**.



- b. 2.5 m for **Buildings** or portions up to 11 m in **Height**.
- 4. **Side Yard Exterior** minimum of 4.5 m
- 5. A minimum separation of 2.5 m between detached **Dwelling Units** shall be provided.

6.22.5 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows:

- 1. **Height** maximum of 11.0 m
- 2. **Lot Coverage** maximum of 50 %
- 3. Number of Residential **Buildings** on a **Lot** maximum 2

6.22.6 Subdivision Requirements

Requirements for **Subdivision** shall be as follows:

- 1. The minimum **Lot Area** for any **Lot** created by **Subdivision** is 1,200 m²
- 2. **Lot Frontage** minimum of 22 m

6.22.7 Site Specific Requirements

- 1. Despite the minimum **Rear Yard** setback for R-C zone, for land legally described as Lot 2, Section 14, Range 4 East, South Saanich District, Plan VIP57799 (6645 Central Saanich Road) the minimum **Rear Yard** setback for a cottage use is 1.57m.
- 2. Despite the regulations for the R-C zone, for land legally described as Lots 12 to 18 of Strata Plan EPS4628 (8040 to 8052 East Saanich Road), a **Secondary Dwelling Unit** in the form of a **Residential - Carriage House** with a maximum **Height** of 6.5 m is permitted.

6.23 Residential Neighbourhood: R-N

6.23.1 Permitted Uses

The following are permitted as **Principal Uses**:

- 1. **Residential - Single Detached**
- 2. **Residential - Duplex**
- 3. **Residential - Attached**

6.23.2 Permitted Accessory Uses

The following are permitted as **Accessory** uses:

- 1. **Secondary Dwelling Units** in accordance with **Section 4.5**.
- 2. **Home Occupation - Major** in accordance with **Section 5.4**.



6.23.3 Density

The permitted **Density** on a **Lot** shall be as follows:

1. Number of residential **Dwelling Units** on a **Lot** maximum 4 **Dwelling Units**
2. **Floor Area Ratio** maximum of 0.7

6.23.4 Siting of Buildings and Structures

Siting of **Buildings** and **Structures** shall be setback from **Lot** lines as follows:

1. **Front Yard** minimum of 6.0 m
2. **Rear Yard** minimum of 7.0 m
 - a. 3 m: for habitable dwellings less than 4.5 m in **Height** with no portion of the roof above 5.5m
3. **Side Yard Interior** minimum 1.5 m for **Buildings** or portions thereof up to 8 m in **Height** 2.5 m for **Buildings** or portions up to 11 m in **Height**
4. **Side Yard Exterior** minimum of 4.5 m
5. A minimum separation of 2.5m between detached **Dwelling Units** shall be provided.

6.23.5 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows:

1. **Height** maximum of:
 - a. One to two units in one Residential **Building** maximum 8.0 m (two **Storeys**)
 - b. Three to four units in one Residential **Building** maximum 11.0 m (three **Storeys**)
2. **Lot Coverage** maximum of 50 %
3. Number of Residential **Buildings** on a **Lot** maximum 2

6.23.6 Subdivision Requirements

Requirements for **Subdivision** shall be as follows:

1. The minimum **Lot Area** for any **Lot** created by **Subdivision** is 750 m²
2. **Lot Frontage** minimum of 22 m

6.23.7 Site Specific Requirements

1. Despite the maximum **Height** of **Accessory Buildings** in the R-N (Large **Lot Single Family Residential**) Zone, for Lot 14, Section 4, Range 4 East, South Saanich District, Plan 26872 (8020 Arthur Drive), the maximum **Height** of an **Accessory Building** is 4.8 m.



6.24 Residential Neighbourhood (Small Lot): R-NS

6.24.1 Permitted Uses

The following are permitted as **Principal Uses**:

1. **Residential - Single Detached**
2. **Residential - Duplex**

6.24.2 Permitted Accessory Uses

The following are permitted as accessory uses:

1. **Secondary Dwelling Units** in accordance with Section 4.5
2. **Home Occupation** - Major in accordance with Section 5.4

6.24.3 Density

The permitted **Density** on a **Lot** shall be as follows:

1. Number of residential **Dwelling Units** on a **Lot** maximum 4 **Dwelling Units**
2. **Floor Area Ratio** maximum of 0.60

6.24.4 Siting of Buildings and Structures

Siting of **Buildings** and **Structures** shall be as follows:

1. **Front Yard** minimum of 6.0 m
2. **Rear Yard** minimum of 7.0 m
 - a. 3 m: for habitable dwellings less than 4.5 m in **Height** with no portion of the roof above 5.5 m
3. **Side Yard Interior** minimum 1.5 m
4. **Side Yard Exterior** minimum of 4.5 m
5. A minimum separation of 2.5m between detached **Dwelling Units** shall be provided.

6.24.5 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows.

1. **Height** maximum of 8.0 m
2. **Lot Coverage** maximum of 50 %
3. Number of Residential **Buildings** on a **Lot** maximum 2

6.24.6 Subdivision Requirements

Requirements for **Subdivision** shall be as follows:

1. The minimum **Lot Area** for any **Lot** created by **Subdivision** is 300 m²
2. **Lot Frontage** minimum of 10 m



6.24.7 Site Specific Regulations

1. Despite the setbacks in the R-NS zone, on the lands legally described as 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), the setbacks are as follows:

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
minimum Side Yard Interior	1.2m	0.6m	1.2m	1.2m
minimum Side Yard Exterior	n/a	n/a	n/a	3m

2. Despite the **Floor Area Ratio** in the R-NS zone, on the lands legally described as Lot 2, Section 10, Range 1 West, South Saanich District, Plan 17731 – Parcel Identifier 003-827-585 (1044 Clarke Road), the maximum **Floor Area Ratio** for a principal dwelling on proposed Lot A is 0.3.
3. Despite the **Floor Area Ratio** in the R-NS zone, 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) (1005 Clarke Road, 7119 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 **Residential - Secondary Suite**.
4. Despite the regulations in the R-NS zone, for 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 m² for Lot 1 and 261 m² for Lot 2.
5. Despite the regulations in the R-NS zone, for the land legally described as Lot A, Section 5, Range 3 East, South Saanich District, Plan 43703 (7895 East Saanich Road), the following regulations shall apply:
 1. **Front Yard** minimum of 1.5 m
 2. **Rear Yard** minimum of 2.0 m
 3. **Side Yard Interior** minimum of 3.0m, total two sides
 4. **Side Yard Exterior** minimum of 1.5 m
 5. **Lot Coverage** maximum of 33%
 6. **Floor Area Ratio** maximum of 0.6



6.25 Residential – Townhome (R-T)

6.25.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Residential - Single Detached**
2. **Residential - Duplex**
3. **Residential - Attached**

6.25.2 Permitted Accessory Uses

The following uses are permitted as **Accessory** uses only:

1. **Secondary Dwelling Units** in accordance with [Section 4.5](#).
2. **Home Occupation** - Major in accordance with [Section 5.4](#).

6.25.3 Density

The permitted **Density** on a **Lot** shall be as follows:

1. **Floor Area Ratio** maximum of 1.0

6.25.4 Siting of Buildings and Structures

Siting of **Buildings** and **Structures** shall be as follows:

1. **Front Yard** minimum of 4.0 m
2. **Rear Yard** minimum of 7.0 m
3. **Side Yard Interior** minimum:
 - a. 1.5 m for **Buildings** or portions thereof up to 8 m in **Height**
 - b. 2.5 m for **Buildings** or portions up to 11 m in **Height**
4. **Side Yard Exterior** minimum of 4.5 m
5. A minimum separation of 2.5m between Residential **Buildings** shall be provided.

6.25.5 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows:

1. **Height** maximum of 11.0 m (three **Storeys**)
2. **Width of Dwelling Unit** minimum of 6.0 m
3. **Width of Building** maximum of 40.0 m
4. **Lot Coverage** maximum of 55%



6.25.6 Subdivision Requirements

Requirements for **Subdivision** shall be as follows:

- | | |
|----------------------------|--------------------------------|
| 1. Minimum Lot Area | minimum of 1200 m ² |
| 2. Lot Frontage | minimum of 22 m |

6.26 Residential – Townhome and Apartment (R-TA)

6.26.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Residential - Apartment**
2. **Residential - Attached**
3. **Residential - Duplex**

6.26.2 Permitted Accessory Uses

The following uses are permitted as **Accessory** uses only:

1. **Secondary Dwelling Units** in accordance with **Section 4.5** in **Residential - Attached** and **Residential - Duplex** only.
2. **Home Occupation** – Minor in accordance with **Section 5.4**

6.26.3 Density

The permitted **Density** on a **Lot** shall be as follows:

- | | |
|----------------------------|----------------|
| 1. Floor Area Ratio | maximum of 1.2 |
|----------------------------|----------------|

6.26.4 Siting of Buildings and Structures

Siting of **Buildings** and **Structures** shall be as follows:

1. **Front Yard** minimum of 6.0 m
2. **Rear Yard** minimum of 7.5 m
3. **Side Yard Interior** minimum:
 - a. 2.5 m for **Buildings** or portions thereof up to 11 m in **Height**
 - b. 4.5 m for **Buildings** or portions up to 15 m in **Height**
4. **Side Yard Exterior** minimum of 4.5 m
5. A minimum separation of 2.5 m between detached **Dwelling Units** shall be provided.



6.26.5 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows:

1. **Height:**
 - a. **Residential - Apartment** maximum of 11.0 m
 - b. **Residential - Townhouse** maximum of 11.0 m
2. **Lot Coverage** of all **Buildings** maximum of 60%

6.26.6 Subdivision Requirements

Requirements for **Subdivision** shall be as follows:

1. **Minimum Lot Area** minimum of 1200 m²
2. **Lot Frontage** minimum of 22 m

6.26.7 Site Specific Regulations

1. Despite the maximum **Floor Area Ratio** in the R-TA Zone, 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**.
2. Despite the regulations in the R-TA Zone, 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):
 1. **Front Yard** setback minimum of 4.2 m
 2. **Rear Yard** setback minimum of 3.3 m
 3. **Side Yard Interior** setback minimum of 3.0 m
 4. **Lot Coverage** maximum of 45%
 5. **Floor Area Ratio** maximum of 0.75
 6. **Lot Frontage** minimum of 17 m



6.27 Residential – Apartment: R-A

6.27.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Residential - Apartment**
2. **Community Care Facility**

6.27.2 Permitted Accessory Uses

The following uses are permitted as **Accessory** uses only:

1. **Home Occupation** - Minor in accordance with [Section 5.4](#).

6.27.3 Density

The permitted **Density** on a **Lot** shall be as follows:

1. **Floor Area Ratio** maximum of 1.75

6.27.4 Siting of Buildings and Structures

Siting of **Buildings** and **Structures** shall be as follows:

1. **Front Yard** minimum of 6.0m
2. **Rear Yard** minimum of 10.5m
3. **Side Yard Interior** and **Exterior** minimum of 6.0m

6.27.5 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows:

1. **Height** maximum of 15.0 m (four **Storeys**)
2. **Lot Coverage** maximum of 65%

6.27.6 Subdivision Requirements

Requirements for **Subdivision** shall be as follows:

1. Minimum of average **Lot Area** 1200 m²
2. **Lot Frontage** minimum of 22 m

6.27.7 Site Specific Regulations

1. In the R-A 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.
2. Despite the uses permitted in the R-A Zone, 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. [Part 5 - Zoning Regulations](#).



3. 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.
4. In addition to the permitted uses in the R-A zone, on those lands legally described as Lot 1 Section 10 Range 1W South Saanich District Plan 10118. PID 000-156-591 (7247 West Saanich Road), **Short Term Rental Accommodation** is also permitted.
5. In addition to the permitted uses in the R-A zone, on those lands legally described as Strata Lot A-F, Section 10 Range 2 W South Saanich District Strata Plan VIS6969, PID 028-237-013, PID 028-237-021, PID 028-237-030, PID 028-237-056, PID 028-237-064, PID 028-237-111 (851 Brentwood Drive), **Short Term Rental Accommodation** is also permitted.



6.28 Rural – Agriculture: RU-A

6.28.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Residential - Single Detached**
2. **Agriculture**, excluding **Feed Lots**

6.28.2 Permitted Accessory Uses

The following uses are permitted as **Accessory** uses only:

1. **Agricultural Retail Stand**
2. **Equestrian or Riding Stable**
3. **Home Occupation** - Rural, in accordance with [Section 5.4](#)
4. **Secondary Dwelling Unit(s)**, in accordance with [Section 4.5](#)

6.28.3 Density

The permitted **Density** on a **Lot** shall be as follows:

1. One **Residential - Single Detached** dwelling is permitted on a **Lot**
2. For **Lots** less than 1 ha, only one additional **Secondary Dwelling Unit** is permitted in the form of a **Residential - Secondary Suite** wholly contained within the principal dwelling, or in a **Residential - Cottage** or **Residential - Carriage House**, in accordance with [Section 4.5](#).
3. For **Lots** 1 ha or more, both a **Residential - Secondary Suite** and a **Residential - Cottage** or **Residential - Carriage House** are permitted in accordance with [Section 4.5](#).

6.28.4 Siting of Buildings and Structures

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
4. **Side Yard Exterior** minimum of 6.0 m
5. A minimum separation of 2.5m between residential **Buildings** shall be provided.
6. A maximum separation of 50m between **Buildings** containing residential **Dwelling Units** shall be provided.



6.28.5 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows:

1. **Height:**
 - a. **Residential Single Detached** maximum of 8.0 m
 - b. **Residential - Cottage** or **Residential - Carriage House** maximum of 6.5 m, with no portion of the roof extending above 7.5 m
 - c. **Accessory Buildings** maximum of 4.5 m
2. The **Lot Coverage** for the principal residence and **Accessory Buildings** or structures, excluding a **Residential - Cottage** or a **Residential - Carriage House**, shall be as follows:

Lot Size	Lot Coverage
> 0.8 ha	5%
0.72-0.79 ha	6%
0.64-0.71 ha	7%
0.56-0.63 ha	8%
0.48-0.55 ha	9%
0.40-0.47 ha	10%
0.32-0.39 ha	11%
0.24-0.31 ha	12%
0.16-0.23 ha	13%
0.08-0.15 ha	14%
<0.08	15%

3. Despite the **Lot Coverage**, the maximum permitted **Gross Floor Area** of a principal dwelling on any **Lot** shall not exceed 500 m².

6.28.6 Subdivision Requirements

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 the **Lot** perimeter



6.28.7 Site Specific Regulations

In the RU-A zone, the following regulations are permitted on a site-specific basis only:

1. Despite the maximum **Lot Coverage** in the RU-A Zone (Rural Agriculture), the maximum **Lot Coverage** is 30% for 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 RU-A Zone (Rural Agriculture), the maximum **Lot Coverage** for Lot 24, Section 13, Range 1 East, South Saanich District, Plan 1296 (1610 Kersey Road) is 8.5%.
3. Despite the Permitted Uses allowed in the RU-A (Rural Agriculture) Zone, a **Residential - Carriage House** with a maximum **Height** of 7.37 m is a permitted use for Lot 24, Section 13, Range 1 East, South Saanich District, Plan 1296 (1610 Kersey Road).
4. Despite the Permitted Uses allowed in the RU-A (Rural Agriculture) Zone, a **Residential - Carriage House** with a maximum **Height** of 6.6 m is a permitted use for Lot 17, Section 13, Range 1 East, South Saanich District, Plan 1296 (1575 Kersey Road).
5. Despite the maximum **Lot Coverage** allowed in the RU-A (Rural Agriculture) Zone, the **Lot Coverage** for Lot 17, Section 13, Range 1 East, South Saanich District, Plan 1296 (1575 Kersey Road) is 5.5%.

6.29 Rural – Forest: RU-F

6.29.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Residential - Single Detached**
2. **Agriculture**, excluding **Feed Lots**

6.29.2 Permitted Use Regulations

1. **Agriculture** shall not exceed 25% of the total **Lot Area**.

Information Note: Agricultural uses, including **Agricultural Retail Stands** and **Equestrian or Riding Stables**, may be subject to applicable Development Permit Area guidelines.

6.29.3 Permitted Accessory Uses

The following uses are permitted as **Accessory** uses only:

1. **Agricultural Retail Stand**
2. **Equestrian or Riding Stable**
3. **Home Occupation** - Rural, in accordance with [Section 5.4](#)
4. **Secondary Dwelling Unit(s)**, in accordance with [Section 4.5](#)



6.29.4 Density

The permitted **Density** on a **Lot** shall be as follows:

1. One **Residential - Single Detached** dwelling is permitted on a **Lot**
2. For **Lots** less than 1 ha, only one additional **Secondary Dwelling Unit** is permitted in the form of a secondary suite wholly contained within the principal dwelling, or in a **Residential - Cottage** or **Residential - Carriage House**, in accordance with **Section 4.5**.
3. For **Lots** 1 ha or more, both a **Residential - Secondary Suite** and a **Residential - Cottage** or **Residential - Carriage House** are permitted in accordance with **Section 4.5**.

6.29.5 Siting of Buildings and Structures

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
4. **Side Yard Exterior** minimum of 6.0 m
5. A minimum separation of 2.5 m between residential **Buildings** shall be provided.
6. A maximum separation of 50 m between **Buildings** containing residential **Dwelling Units** shall be provided.

6.29.6 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows:

1. **Height:**
 - a. **Residential - Single Detached** maximum of 8.0 m
 - b. **Secondary Dwelling Units** maximum of 6.5 m, with no portion of the roof extending above 7.5 m
 - c. **Accessory Buildings** maximum of 4.5 m



2. The **Lot Coverage** for the principal residence and **Accessory Buildings** or **Structures**, excluding a **Residential - Cottage** or a **Residential - Carriage House**, shall be as follows:

Lot Size	Lot Coverage
> 3.0 ha	2%
2.0-3.0 ha	3%
1.0-1.9 ha	4%
0.8 ha-0.99	5%
0.72-0.79 ha	6%
0.64-0.71 ha	7%
0.56-0.63 ha	8%
0.48-0.55 ha	9%
0.40-0.47 ha	10%
0.32-0.39 ha	11%
0.24-0.31 ha	12%
0.16-0.23 ha	13%
0.08-0.15 ha	14%
<0.08 ha	15%

3. Despite the **Lot Coverage**, the maximum permitted **Gross Floor Area** of a principal dwelling on any **Lot** shall not exceed 500 m².

6.29.7 Subdivision Requirements

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

6.29.8 002-430-355 Site Specific Regulations

In the RU-F 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" in the RU-F zone, **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 in the RI-F zone 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
3. Notwithstanding the maximum **Lot Coverage** in the RU-F 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%.
4. Despite the Permitted Use Regulations in the RU-F zone, the **Lot Coverage** for **Agriculture** will be 100% for land legally described as:
 - a. LOT 1 SECTION 1 RANGE 2W SOUTH SAANICH DISTRICT PLAN 15385 EXC PT COMMENCING AT THE S W CORNER THENCE E ALONG S BOUNDRY FOR A DISTANCE OF 250 FT THENCE N and PARALLEL TO E BNDY OF SAID LOT 100 FT. PID 004-256-051 (8449 Alec Road)
 - b. LOT A SECTION 1 RANGE 2W SOUTH SAANICH DISTRICT PLAN VIP55085 MANUFACTURED HOME REG. # A08924. PID 017-947-294 (8452 Alec Road), LOT 1 SECTION 1 RANGE 2W SOUTH SAANICH DISTRICT PLAN 14256. PID 004-361-156 (8410 Alec Road)
 - c. LOT A SECTION 3 RANGE 2W SOUTH SAANICH DISTRICT PLAN 38399. PID 001-029-720 (8183 Alec Road)
 - d. LOT 5 SECTION 4 RANGE 2W SOUTH SAANICH DISTRICT PLAN 13084 EXCEPT PLAN 38385. PID 000-110-809 (860 Bardsey lane)
 - e. LOT B SECTION 15 RANGE 1W SOUTH SAANICH DISTRICT PLAN VIS4429. PID 023-926-490 (1141 Garden Gate Drive), LOT 45 SOUTH SAANICH DISTRICT PLAN VIP66001 SECTION 14/15. PID 023-916-036 (1222 Garden Gate)
 - f. LOT I SECTION 2 RANGE 2E SOUTH SAANICH DISTRICT PLAN VIP1604. PID 007-136-871 (1705 Haldon Road)
 - g. LOT 2, SECTIONS 3 AND 4, RANGE 1 WEST, SOUTH SAANICH DISTRICT, PLAN 42418. PID 001-629-034 (1010 Mt Newton X Rd)
 - h. LOT 10 SECTION 4 RANGE 2W SOUTH SAANICH DISTRICT PLAN 2688. PID 006-318-134 (968 Mt Newton X Rd)
 - i. LOT 9, SECTION 4, RANGE 2 WEST, SOUTH SAANICH DISTRICT, PLAN 2688, LYING TO THE EAST OF A STRAIGHT BOUNDARY JOINING POINTS ON THE NORTHERLY AND SOUTHERLY BOUNDARIES OF SAID LOT 9, DISTANT 96.7 FEET AND 223.8 FEET RESPECTIVELY FROM THE NORTH EAST AND SOUTH EAST CORNERS OF SAID LOT 9 PID 002-430-355 (952 Mt Newton X Rd)
 - j. LOT 2 SECTION 4 RANGE 2W SOUTH SAANICH DISTRICT PLAN 12096. PID 004-961-684 (936 Mt Newton X Rd)
 - k. LOT 1, PLAN VIP4221, SECTION 4, RANGE 1W, SOUTH SAANICH LAND DISTRICT, AND SEC 5; THAT PT OF LOT 1 LYING TO THE N OF MOUNT NEWTON CROSS RD PID 003-418-235 (1060 Mt Newton X Rd)



- l. LOT 2, PLAN VIP4221, SECTION 4, RANGE 1W, SOUTH SAANICH LAND DISTRICT, AND SEC 5; EXC THAT PT LYING TO THE S OF THE SOUTHERLY LIMIT OF THE MOUNT NEWTON CROSS RD PID 005-520-444 (1082 Mt Newton X Rd)
- m. LOT PT 10 SECTION 3 AND 4 RANGE 1W SOUTH SAANICH DISTRICT PLAN 869 PID 004-640-331 (1124 Mt Newton X Rd)
- n. LOT 6 SECTION 4 SOUTH SAANICH DISTRICT PLAN 869 PARCEL A (DD 96921I) OF LOT 6, SECTION 4, RANGE 1 WEST, SOUTH SAANICH DISTRICT, PLAN 869, MANUFACTURED HOME REG. # A10282, LOT 3, PLAN 869, SECTION 3 AND 4, RANGE 1W, SOUTH SAANICH LAND DISTRICT, THOSE PARTS OF LOT 6, SECTIONS 3 AND 4, RANGE 1 WEST, SOUTH SAANICH DISTRICT, PLAN 869, PID 004-640-195 (1124 Mt Newton X Rd)
- o. SOUTH SAANICH DISTRICT PLAN 869 PCL A OF N PT LOT 6 SEC 4 R 1W PL 869. PID 004-640-489 (1124 Mt Newton X Rd)
- p. LOT 1, PLAN VIP4221, SECTION 4, RANGE 1W, SOUTH SAANICH LAND DISTRICT, AND SEC 5; THAT PT OF LOT 1 LYING TO THE N OF MOUNT NEWTON CROSS RD PID 003-418-235 (1124 Mt Newton X Rd)
- q. LOT 2, PLAN VIP4221, SECTION 4, RANGE 1W, SOUTH SAANICH LAND DISTRICT, AND SEC 5; EXC THAT PT LYING TO THE S OF THE SOUTHERLY LIMIT OF THE MOUNT NEWTON CROSS RD PID 005-520-444 (1124 Mt Newton X Rd)
- r. LOT C SECTION 2 AND 3 RANGE 1W SOUTH SAANICH DISTRICT PLAN 34705. PID 000-302-228 (8171 Rae-Leigh Place)

6.30 Rural – Forest (Wallace): RU-FW

6.30.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Residential - Single Detached**
2. **Agriculture**, excluding **Feed Lots**

6.30.2 Permitted Use Regulations

1. **Agriculture** shall not exceed 25% of the total **Lot Area**.

Information Note: **Agricultural** uses, including **Agricultural Retail Stands** and **Equestrian or Riding Stables**, may be subject to applicable Development Permit Area guidelines.

6.30.3 Permitted Accessory Uses

The following uses are permitted as **Accessory** uses only:

1. **Agricultural Retail Stand**
2. **Equestrian or Riding Stable**



3. **Home Occupation** - Rural, in accordance with [Section 5.4](#)
4. **Secondary Dwelling Unit(s)**, in accordance with [Section 4.5](#)
5. For certainty, accessory uses in this zone include water reservoirs and sewage treatment facilities

6.30.4 Siting of Buildings and Structures

Siting of **Buildings** and **Structures** shall be as follows:

1. **Front Yard** minimum of 4.5 m
2. **Rear Yard** minimum of 7.5 m
3. **Side Yard Interior** minimum of 4.5 m
4. **Side Yard Exterior** minimum of 6.0 m
5. A minimum separation of 2.5 m between residential **Buildings** shall be provided.
6. A maximum separation of 50 m between **Buildings** containing residential **Dwelling Units** shall be provided.

6.30.5 Size of Buildings and Structures

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 m²
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 **Residential - Cottage** or a **Residential - Carriage House**, shall not exceed 25% on a **Panhandle Lot**
5. A **Residential - Cottage** or a **Residential - Carriage House** may not exceed a **Gross Floor Area** of 90 m²
6. The maximum **Gross Floor Area** of **Accessory Structures** or **Structures** shall not exceed 60 m²
7. The maximum **Building Height** for a **Residential - Single Detached** on a **Standard Lot** is 8.0 m
8. The maximum **Building Height** for a **Residential - Single Detached** 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
9. The maximum **Building Height** for **Accessory Buildings** is 4.5 m, except that a water reservoir may have a **Height** up to 20 m
10. The maximum **Building Height** for a **Residential - Cottage** or a **Residential - Carriage House** is 6.5 m, however no portion of the roof may extend above 7.5 m



6.30.6 Subdivision Requirements

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 |

6.31 Rural – Shoreline: RU-S

6.31.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Residential - Single Detached**
2. **Agriculture**, excluding **Feed Lots**

6.31.2 Permitted Use Regulations

1. **Agriculture** shall not exceed 25% of the total **Lot Area**.

*Information Note: **Agriculture**, including **Agricultural Retail Stands** and **Equestrian or Riding Stables**, may be subject to applicable Development Permit Area guidelines.*

6.31.3 Permitted Accessory Uses

The following uses are permitted as **Accessory** uses only:

1. **Agricultural Retail Stand**
2. **Equestrian or Riding Stable**
3. **Home Occupation** - Rural, in accordance with [Section 5.4](#)
4. **Secondary Dwelling Unit(s)**, in accordance with [Section 4.5](#)

6.31.4 Density

The permitted **Density** on a **Lot** shall be as follows:

1. One **Residential - Single Detached** Dwelling is permitted on a **Lot**
 - a. For **Lots** less than 1 ha, only one additional **Secondary Dwelling Unit** is permitted in the form of a **Residential - Secondary Suite** wholly contained within the principal **Dwelling Unit**, or in a **Residential - Cottage** or **Residential - Carriage House**, in accordance with [Section 4.5](#).
 - b. For **Lots** 1 ha or more, both a **Residential - Secondary Suite** and a **Residential - Cottage** or **Residential - Carriage House** are permitted in accordance with [Section 4.5](#).



6.31.5 Siting of Buildings and Structures

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
4. **Side Yard Exterior** minimum of 6.0 m
5. A minimum separation of 2.5 m between residential **Buildings** shall be provided.
6. A maximum separation of 50 m between **Buildings** containing residential **Dwelling Units** shall be provided.

6.31.6 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows:

1. **Height:**
 - a. **Residential - Single Detached** maximum of 8.0 m
 - b. **Secondary Dwelling Units** maximum of 6.5 m, with no portion of the roof extending above 7.5 m
 - c. **Accessory Buildings** maximum of 4.5 m
2. The **Lot Coverage** for the principal residence and **Accessory Buildings** or **Structures**, excluding a **Residential - Cottage** or a **Residential - Carriage House**, shall be as follows:

Lot Size	Lot Coverage
> 0.8 ha	5%
0.72-0.79 ha	6%
0.64-0.71 ha	7%
0.56-0.63 ha	8%
0.48-0.55 ha	9%
0.40-0.47 ha	10%
0.32-0.39 ha	11%
0.24-0.31 ha	12%
0.16-0.23 ha	13%
0.08-0.15 ha	14%
<0.08	15%



6.31.7 Subdivision Requirements

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

6.31.8 Site Specific Regulations

In the RU-S zone, the following regulations are permitted on a site-specific basis only:

1. Despite the maximum **Lot Coverage** in the RU-S (Rural Shoreline) Zone, the maximum **Lot Coverage** is 30% for 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).
2. Despite the maximum **Lot Coverage** in the RU-S (Rural Shoreline) 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 RU-S (Rural Shoreline) 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 Permitted Use Regulations in the RU-S zone, the **Lot Coverage** for **Agriculture** will be 100% for land legally described as:
 - a. LOT 2 SECTION 4 RANGE 2W SOUTH SAANICH DISTRICT PLAN 18836 PID 003-786-706 (8070 McPhail Road),
 - b. LOT A SECTION 5 RANGE 3W DISTRICT LOT 2030 SOUTH SAANICH DISTRICT PLAN VIP76156 PID 025-803-581(617 Senanus Drive),
 - c. LOT 1 SECTION 6 RANGE 2W SOUTH SAANICH DISTRICT PLAN VIP67245 AND DL 2005 SEE PRIVATE MOORAGE ON FOLIO 36-1900-014. PID 024-159-123 (7764 West Saanich Road),
 - d. LOT A SECTION 6 RANGE 2 WEST SOUTH SAANICH DISTRICT PLAN VIP78509. PID 026-247-780 (7756 West Saanich Road),
 - e. SECTION 6 RANGE 2W SOUTH SAANICH DISTRICT THAT PT OF SEC 6 R2W LYING TO THE W OF WEST SAANICH RD AND TO THE N OF PL 681-R EX PORTION WITHIN PL 3048. PID 009-405-267 (7798 West Saanich Road),
 - f. LOT 2 SECTION 5 RANGE 2W SOUTH SAANICH DISTRICT PLAN VIP10181. PID 000-499-820 (7900 West Saanich Road),
 - g. LOT 1 SECTION 5 RANGE 2W SOUTH SAANICH DISTRICT PLAN VIP10181 PID 004-485-416 (7922 West Saanich Road),
 - h. LOT 1, SECTION 2, RANGE 3 WEST, SOUTH SAANICH DISTRICT, PLAN 20559 PID 003-583-503 (8230 West Saanich Road)
 - i. LOT 2 SECTION 2 RANGE 3W SOUTH SAANICH DISTRICT PLAN 20559 PID 001-910-647 (8224 West Saanich Road)
 - j. LOT 3 SECTION 4 RANGE 3W SOUTH SAANICH DISTRICT PLAN EPP103351 PID



031-165-834 (490 Westview Road).

- k. Despite the maximum **Lot Coverage** in the RU-S Zone (Rural Shoreline) the maximum **Lot Coverage** is 15% for LOT 1 SECTION 5 RANGE 3W SOUTH SAANICH DISTRICT PLAN 869 PARCEL A, EXCEPT PLAN 9120, (DD10065I). PID 008-409-188 (559 Senanus Drive).

6.32 Water Area: W

6.32.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Docks**

6.32.2 Siting of Buildings and Structures

Siting of **Buildings** and **Structures** shall be as follows:

1. At least 5 m from the projected side property line.
2. At least 6 m from the projected side property line if adjacent to a **Park** or public beach **Access**.
3. 10 m from any existing **Dock** or **Structure** on the foreshore.
4. No **Boat House**, shed or shelter shall be erected within a W-1 zone.
5. No **Structure**, **Dock**, or walkway shall be constructed or placed below the **High Water Mark** so as to impede free pedestrian **Access** along the waterfront. In cases where the **Dock** platform is raised by more than 0.3 m above any point on the public foreshore, steps must be provided to allow public **Access** over the **Dock**, and this access must not be blocked by **Fences** or other means.

6.32.3 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows:

1. **Height** maximum of 4.5 m
2. **Accessory Building** maximum of 60 m² **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.

6.33 Water Area (Boat House Zone): W-BH

6.33.1 Permitted Uses



The following uses are permitted as **Principal Uses** of the land:

1. **Docks**
2. **Boat House**

6.33.2 Siting of Buildings and Structures

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. In cases where the **Dock** platform is raised by more than 0.3 m above any point on the public foreshore, steps must be provided for public access over the **Dock** and this **Access** must not be blocked by **Fences** or other means.

6.33.3 Size of Buildings and Structures

The maximum size of **Buildings** and **Structures** shall be as follows:

1. No **Boat House** shall exceed 130 m² **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.

6.34 Water Area: W-M

6.34.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Boat Building and Repair**
2. **Boat Hoists and Launching Ramps**
3. Boat Rental and Sporting Equipment Rentals and Sales
4. **Docks**
5. **Ferry** and **Water Taxi**
6. **Fish Processing**
7. **Fish Charters and Marine Tours**
8. **Marine Fuel Station**
9. **Marinas**, in accordance with **Section 5.3**
10. **Temporary Moorage**
11. **Yacht Club**

6.34.2 Permitted Accessory Uses

The following uses are permitted as **Accessory** uses only:



1. Caretaker's Dwelling

6.34.3 Siting of Buildings and Structures

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**, **Dock**, or walkway shall be constructed or placed below the **High Water Mark** so as to impede free pedestrian **Access** along the waterfront. In cases where the **Dock** platform is raised by more than 0.3 m above any point on the public foreshore, steps must be provided to allow public **Access** over the **Dock**, and this **Access** must not be blocked by **Fences** or other means.

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.

6.35 Water Area: W-MB

6.35.1 Permitted Uses

The following uses are permitted as **Principal Uses** of the land:

1. **Docks**
2. **Ferry** and **Water Taxi**
3. **Fish Charters and Marine Tours**
4. **Marinas**, in accordance with **Section 5.3**
5. **Temporary Moorage**

6.35.2 Siting of Buildings and Structures

Siting of **Buildings** and **Structures** shall be as follows:

1. No **Structure**, **Dock**, or walkway shall be constructed or placed below the **High Water Mark** so as to impede free pedestrian **Access** along the waterfront. In cases where the **Dock** platform is raised by more than 0.3 m above any point on the public foreshore, steps must be provided to allow public **Access** over the **Dock**, and this **Access** must not be blocked by **Fences** or other means.
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.

6.35.3 Size of Buildings and Structures

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 7

Off-Street Parking, Loading and Screening Regulations



Part 7 – Off-Street Parking, Loading and Screening Regulations

7.1 Provision of Off-Street Parking

1. Subject to [Section 7.2](#), 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.

7.2 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 [Buildings](#) 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 7.5](#) 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 7.5](#).
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 [Electrical Vehicle Supply Equipment \(EVSE\)](#) 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 Part 7 of this Bylaw with the exception of [Residential-Single Detached](#) uses.



7.3 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. **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 150 m from any building or use to be served.
3. Despite **Section 7.1**, 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:
 - a. The parking site is located within 150 m of the site where the **Building, Structure** or use requiring provision of parking is located or carried on;
 - b. 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,
 - c. And 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 7.3.2, 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.

7.4 Development and Maintenance Standards for Off-Street Parking

7.4.1 Design of parking areas and access

1. **Off-Street Parking** areas shall be:
 - a. Developed as an integral part of an overall site plan; and
 - b. Arranged to ensure the safe and convenient circulation of vehicles to and from the public road system.



2. 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:

Parking Angle	Width of Maneuvering Aisle
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 allocated to the same **Dwelling Unit**, provided in respect of a **Residential - Single Detached** unit.

7.4.2 Surfacing, Marking and Lighting

1. **Off-Street Parking** areas and their related driveways and **Maneuvering Aisles** shall be:
 1. Except as note in Paragraph 7.4.2(3), surfaced with asphalt, concrete or similar pavement, pavers, gravel or similar permeable material so as to provide a durable surface.
 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**.
2. 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.
3. Where four or more parking spaces are required, 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.
4. 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.

7.4.3 Location of Stalls

1. **Off-Street Parking** provided for a **Secondary Dwelling Unit** shall be:
 - a. Specifically allocated for use of the **Secondary Dwelling Unit** only;
 - b. Located so as to allow for **Access** to and from the parking space at all times by means of an unobstructed driveway; and



- c. For a **Residential - Secondary Suite**, 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 a **Residential - Secondary Suite** use.
2. Visitor parking spaces must be marked with a sign that clearly identifies their use for visitor parking only.
3. Where four or more parking spaces are required, off-street surface parking shall be located no less than 2.5 m from any **Lot Line**.
4. 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 6 m from any property line.

7.4.4 Accessible Parking

1. Accessible parking spaces shall be:
 - a. On the same **Lot** as the uses, **Buildings** or **Structures** that the spaces are provided for;
 - b. Located to allow for the shortest possible **Access** route to the main entrance or elevator of the **Building**; and
 - c. If multiple accessible entrances are accessible, spaces may be dispersed to enable parking proximity to multiple entrances.
2. The following are required to identify accessible parking spaces:
 - a. a sign in compliance with the regulations pursuant to the *Motor Vehicle Act* regulations, with minimum dimensions of 30 cm x 60 cm at the end of a parking space (1.5 m or higher) either a post-mounted accessible sign or affixed to the building face;
 - b. 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
 - c. the parking surface shall be painted with the International Symbol of Accessibility.

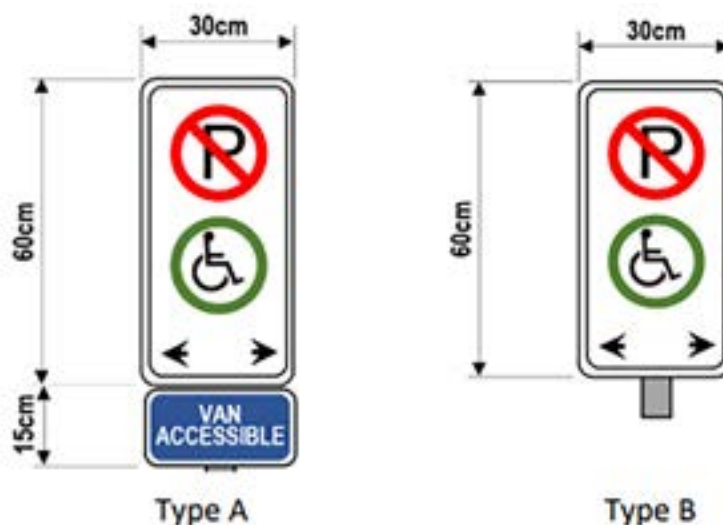


Figure 17 – Illustration of MVA Regulations Accessible Parking Signage



7.4.5 Electric Vehicles Parking

1. **Electric Vehicle Energy Management Systems (EVEMS)** Performance Standard requirements, found in Table 1 below, shall be followed. Performance requirements indicate the maximum number of **Electric Vehicle Supply System (EVSE)** (**Level 2** electric vehicle charging stations) that **Part 7 – Off-Street Parking**, Loading and Screening Regulations Page 123 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.
2. For designs where an **EVEMS** is intended, electrical infrastructure shall include communications equipment, control systems installation, licensing, and permitting required to operate.

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

7.4.6 Stall Dimensions

1. **Off-Street Parking** spaces and access aisles shall have clear minimum dimensions as follows:
 - a. An accessible aisle of 1.5 m, clearly marked with diagonal markings, must be provided immediately adjacent to each accessible parking space.



- b. One accessible aisle may provide access for up to two accessible parking spaces.

	Width of Space	Length of Space	Clearance
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	6.0 m	2.3 m
Accessible parking space – Type B	2.7 m	6.0 m	2.3 m
Marked Accessible Aisle	1.5 m	6.0 m	2.3 m

- Where four or more parking spaces are required and where a parking space adjoins a wall, **Fence** or other **Structure** greater than 0.6 m in **Height**, the **Width** of the parking space shall be increased by 0.6m for the entire length of the parking space.
- 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.

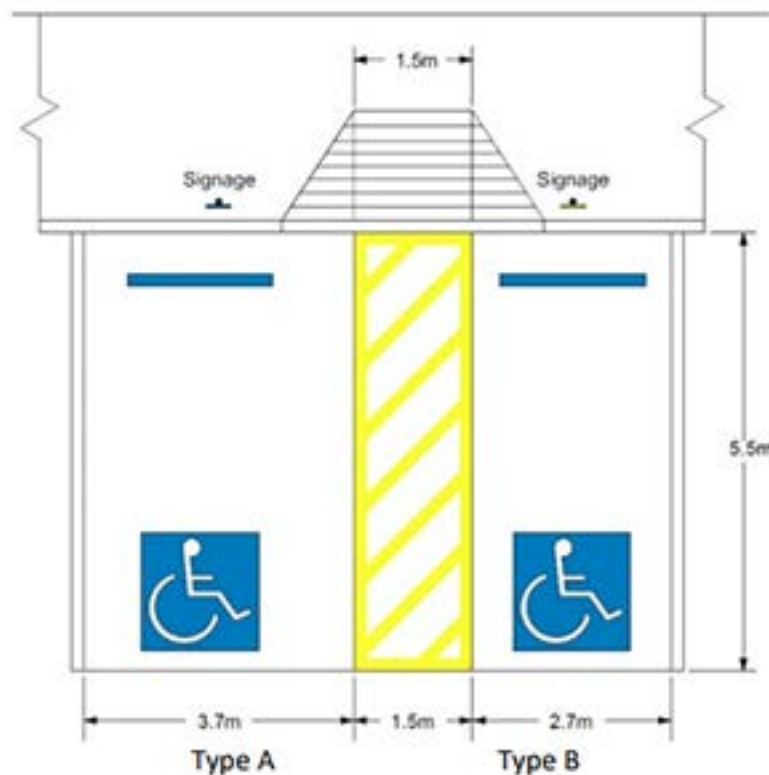


Figure 18 - Illustration of Accessible Parking Dimensions



7.5 Required Off-Street Parking

Land Use Category	Minimum Number of Required Off-Street Parking Spaces	Minimum Energized Spaces	Minimum EVSE	Minimum Charging Level
Agricultural				
Plant Nursery	1 per 15 m ² of Gross Floor Area a of Retail sales building	0%		
Agricultural Retail Stand	Greater of 4 spaces per sales clerk or 1 space per 10 m ² Gross Floor Area of Retail sales area	0%		
Bed and Breakfast	1 per Bed and Breakfast bedroom	2	0	L2M
Equestrian or Riding Stable	1 per boarded and rental horse plus 1 space per employee	0%		
Commercial – Accommodation				
Conference Facility, Banquet and Catering Facility	Greater of 1 space per 5 seats or 1 space per 30 m ² of Gross Floor Area	4	2	L2
Hotel	1 per sleeping unit	100%	0	L2M
Short Term Rental Accommodation	1 per sleeping unit	100%	0	L2M



Land Use Category	Minimum Number of Required Off-Street Parking Spaces	Minimum Energized Spaces	Minimum EVSE	Minimum Charging Level
Food and Beverage				
Alcoholic Beverage Manufacturing	Greater of 1 space per 3 seats or 1 space per 10 m ² gross floor area	0%		
Convenience Store	Greater of 4 spaces or 1 space per 35 m ² gross floor area	0%		
Liquor Primary Establishment	Greater of 1 space per 3 seats or 1 space per 10 m ² gross floor area	0%		
Restaurant	Greater of 1 space per 3 seats or 1 space per 10 m ² gross floor area	5%	4	L2
Grocery Store	1 per 14 m ² of gross floor area	5%	4	L2
General Commercial				
Cannabis Retail	1 per 22m ² of gross floor area	0%		
Financial Services	1 per 20 m ² of gross floor area	2	2	L2
Funeral Parlor	Greater of 1 space per 4 seats or 1 space per 5.6 m ² of assembly space	1	1	L2
Healthcare and Wellness Services	1 per 20 m ² of gross floor area	5%	2	L2
Laundromat and Drycleaners	1 per 20 m ² gross floor area	5%	4	L2



Land Use Category	Minimum Number of Required Off-Street Parking Spaces	Minimum Energized Spaces	Minimum EVSE	Minimum Charging Level
General Commercial Continued				
Minor Repair Shops	1 per 50 m ² gross floor area	5%	2	L2M
Offices	1 per 28 m ² of gross floor area	2	2	L2M
Personal Service Establishments	1 per 20 m ² gross floor area	5%	4	L2
Professional Services	1 per 20 m ² gross floor area	5%	2	L2
Retail	1 per 22 m ² of gross floor area	5%	4	L2
Veterinary Practice	1 per 28 m ² of gross floor area	5%	2	L2
Vehicle and Marine				
Vehicle Sales and Rentals	1 per 55 m ² of sales floor area	5%	2	L2M
Boat Sales	2 spaces plus 1 per 90 m ² 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



Land Use Category	Minimum Number of Required Off-Street Parking Spaces	Minimum Energized Spaces	Minimum EVSE	Minimum Charging Level
Vehicle and Marine Continued				
Taxi Office	2 spaces plus 1 space per taxi	1	1	L2
Tire Sales/Repair	2 spaces plus 2 per service bay	1	1	L2
Industrial				
General Light Industrial	1 per 100 m ² gross floor area used for manufacturing, servicing and storage purposes plus 1 per 45 m ² of Gross Floor Area for all other purposes including office and sales	5%	2	L2M
Innovation Industrial	1 per 30 m ² Gross Floor Area	5%	2	L2M
Recycling and Compost Facility	1 per 30 m ² Gross Floor Area	5%	2	L2M
Warehousing and Mini Storage	1 per 200 m ² Gross Floor Area	5%	2	L2M
Institutional Uses				
Assembly Use	1 per 5 seating places or 1 per 10 m ² of Gross Floor Area, whichever is greater	1	1	L2
Child Care Facility	1 per 5 students or 3 spaces, whichever is greater	2	2	L2M
Civic Use	1 per 10 m ² of Gross Floor Area	2	2	L2M
Community Care Facility	1 per 3 beds	5%	2	L2M



Land Use Category	Minimum Number of Required Off-Street Parking Spaces	Minimum Energized Spaces	Minimum EVSE	Minimum Charging Level
Institutional Uses Continued				
Educational Services	10 per classroom	5%	12	L2M
Schools – Elementary and Middle	2 per classroom	5%	6	L2M
Schools – Secondary	5 per classroom	5%	6	L2M
Firehall	1 per 22 m ² of Gross Floor Area	2	2	L2M
Recreational and Cultural Uses – Arts and Culture				
Arts and Cultural Facilities	1 per 40 m ² of Gross Floor Area	4	2	L2
Theatres, including Cinemas	1 per 4 seats	4	2	L2
Campgrounds				
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%		
Sports and Fitness Facilities				
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



Land Use Category	Minimum Number of Required Off-Street Parking Spaces	Minimum Energized Spaces	Minimum EVSE	Minimum Charging Level
Sports and Fitness Facilities Continued				
Fitness Centre	1 per 10 m ² of Gross Floor Area	4	2	L2
Stadium or Arena	1 per 3 seats	5%	6	L2
Residential				
Caretaker's Dwelling	1 per Dwelling Unit	1	0	L2M
Secondary Dwelling Unit	1 per Secondary Dwelling Unit	1	0	L2M
Residential - Single Detached	2 per Dwelling Unit	1	0	L2M
Residential - Duplex	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 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 - Apartment	1.5 per Dwelling Unit plus 0.1 per Dwelling Unit for visitors' parking	100%*	0	L2M
Assisted Seniors Living Facility	0.6 per Dwelling Unit	100%*	0	L2M



Land Use Category	Minimum Number of Required Off-Street Parking Spaces	Minimum Energized Spaces	Minimum EVSE	Minimum Charging Level
Residential Continued				
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: 1-10 units = 0 spaces 11-30 units = 1 spaces 31-50 units = 2 spaces 51 or more units = 3 spaces Plus 0.1 per Dwelling Unit for visitors'	100%	0	L2M
Home Occupation	1 space per employee and/or 1 space per patron	0	0	0

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).



7.5.1 Accessible Parking Space Requirements

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.
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:
 - a. Facilities that are used exclusively for the **Storage of Vehicles**
 - b. Residential Uses where four or less parking spaces are required
 - c. 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.

7.6 Provision of Bicycle Parking

Bicycle parking shall be provided in accordance with the following:

1. All Commercial, Industrial, Comprehensive Development, Institutional, 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 15 m of a **Principal Building** entry and be sheltered from rain and weather conditions; and
 - a. 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 1.2 m shall be provided to each bicycle parking space or rack.
4. In addition to Paragraph 7.6.1(1), **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 2 m long, 1.5 m high and 1 m wide; or
 - b. the same lockers for vertical storage bicycle parking spaces may be provided with minimum dimensions of 0.6 x 1.2 m 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 7.6.1(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 7.6.4.(4), **Residential - Apartment** uses must include at minimum one **Energized Level 1** outlet (120 V) with every two long-term bicycle parking spaces.

7.7 Provision of Off-Street Loading Facilities

1. Subject to **Section 7.8**, 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.

7.8 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 7.10**.



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 7.10** 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.

7.9 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 clearance.
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 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.

7.10 Required Off-Street Loading

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 ² to 500 m ²	1
	500 m ² to 2500 m ²	2
	Each additional 2500 m ² or fraction thereof	1 additional
Office Building, Assembly Use , Hospital , Institution, Public Utility, School or other similar use	300 m ² to 3000 m ²	1
	Each additional 3500 m ² or fraction thereof	1 additional



7.11 Requirements for Screening

Unless otherwise indicated, the owner of a parcel shall provide one or more of the forms of screening or **Landscaping** as prescribed in below table 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.

Zone	Use or Condition	Screening Requirements	Minimum Height	Form of screening or landscaping
Agricultural Zones	Waste Disposal	All	1.9 m	(1)
R-NS, R-N, R-C, RE-A, RE-F, RE-S	Zone Separation	Only from A	1.3 m	(3)
R-T, R-TA, R-A	Waste Disposal	All	1.9 m	(1)
	Parking Areas	All	1.3 m	(1)(2)(3)
	Zone Separation	All except C, P, I, W	1.3 m	
Commercial Zones and CD	Waste Disposal	All	1.9 m	(1)
	Storage Yard	All	1.9 m	(1)(2)
	Parking Areas	All	1.3 m	(1)(2)(3)
	Zone Separation	All except I and W	1.3 m	(3)
Institutional Zones	Waste Disposal	All	1.9 m	(1)
	Parking Areas	All	1.9 m	(1)(2)
	Zone Separation	All	1.3 m	(1)(2)(3)
Industrial Zones	Waste Disposal	All	1.9 m	(1)
	Storage Yard	All	1.9 m	(1)
	Parking Areas	All	1.3 m	(1)(2)(3)
	Highway Separation	All	1.3 m	(1)(3)
	Zone Separation	All except C	1.9 m	(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.

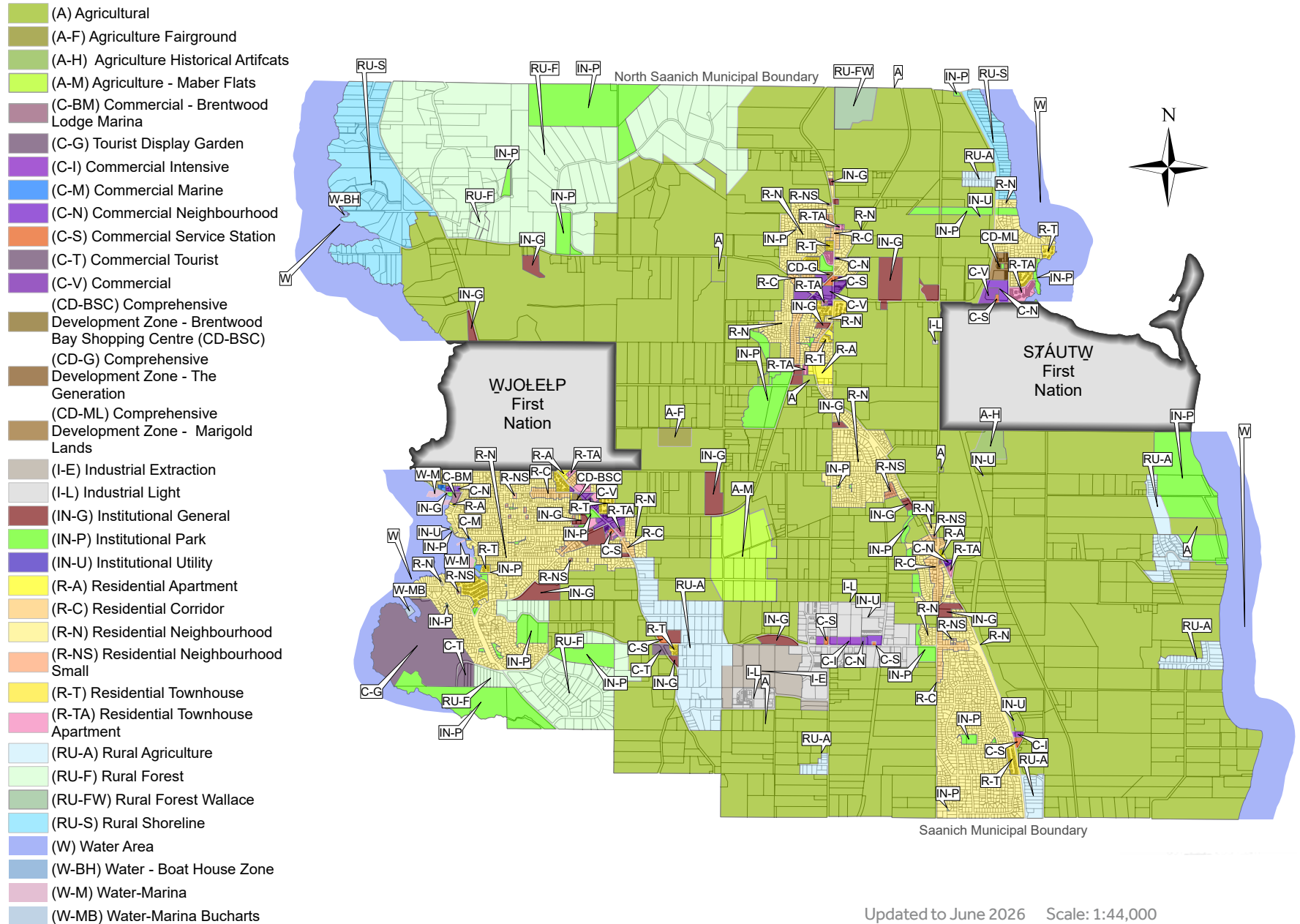


Part 8

Schedules



Schedule 1: Zoning Map





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