



Name	Province	Postal Code	Country	Signed On	Where
Becky Dekker	Salt Spring Island BC		Canada	8/28/2024	Online
Cora McCrea	Salt Spring Island BC		Canada	8/31/2024	Physical
Dan Sparanese	Salt Spring Island BC		Canada	8/28/2024	Online
Jennifer Howard	Salt Spring Island BC		Canada	8/29/2024	Online
Israel Cohen	Salt Spring Island BC		Canada	8/23/2024	Online
Lynne Johnson	Salt Spring Island BC		Canada	8/24/2024	Online
Jane nicola Wheston	Salt Spring Island BC		Canada	8/23/2024	Online
noel fowles	Salt Spring Island BC		Canada	8/24/2024	Online
Dan Loewy	Salt Spring Island BC		Canada	8/29/2024	Online
Anna Wrede	Salt Spring Island BC		Canada	8/29/2024	Online
Wendy Sjoberg	Salt Spring Island BC		Canada	8/31/2024	Physical
Mary Rose MacLachlan	Salt Spring Island BC		Canada	8/24/2024	Online
Derek Capitaine	Salt Spring Island BC		Canada	8/24/2024	Online
Elisabeth Walton	Salt Spring Island BC		Canada	8/24/2024	Online
Shawn Walton	Salt Spring Island BC		Canada	8/26/2024	Online
Ari Sigvaldason	Salt Spring Island BC		Canada	8/25/2024	Online
Ian Sigvaldason	Salt Spring Island BC		Canada	8/26/2024	Online
shelley mahoney	Salt spring island BC		Canada	8/25/2024	Online
Milly Sinclair	Salt Spring Island BC		Canada	8/25/2024	Online
SUSAN WHITFIELD	Salt Spring Island BC		Canada	8/24/2024	Online
Bryan McCrea	Salt Spring Island BC		Canada	8/26/2024	Online
Assheton S Garrod	Salt Spring Island BC		Canada	8/24/2024	Online
Joi Freed	Saltspring island BC		Canada	8/30/2024	Online
David Norget	Salt Spring Island BC		Canada	8/25/2024	Online
Carmen Spring	Salt Spring Island BC		Canada	8/29/2024	Online
Rodney Flowers	Salt Spring Island BC		Canada	8/29/2024	Online
John Macpherson	Salt Spring Island BC		Canada	8/30/2024	Online
Sandra Charge	Salt Spring Island BC		Canada	8/30/2024	Online
Kevin Teneycke	Salt Spring Island BC		Canada	8/24/2024	Online
Karen Laidlaw	Salt Spring Island BC		Canada	8/29/2024	Online
Kim Laidlaw	Salt Spring Island BC		Canada	8/29/2024	Online
diana thompson	Salt Spring Island, BC		Canada	8/31/2024	Online
Seth Berkowitz	Salt Spring Island BC		Canada	8/31/2024	Online
Betsy Johnston	Salt Spring Island BC		Canada	8/31/2024	Online
Kevin Vine	Saltspring Island BC		Canada	8/31/2024	Online
Wendy Vine	Salt Spring Island BC		Canada	8/31/2024	Online
Debbie Brouwer	Salt Spring Island BC		Canada	8/31/2024	Online
Peter Brouwer	Saltspring island BC		Canada	9/1/2024	Online
Lauren Porter	Salt Spring Island BC		Canada	8/29/2024	Online
Stefanie Denz	Salt Spring Island BC		Canada	8/26/2024	Online
Eva Van Hulebush	Salt Spring Island BC		Canada	8/31/2024	Physical
Jillian Ridington	Victoria BC		Canada	9/1/2024	Online
David D	Salt Spring Island BC		Canada	8/24/2024	Online

Sophia Johnson	Salt Spring Island	BC		Canada	9/5/2024 Online
Marion Young	Salt Spring Island	BC			9/5/2024 Online
Leslie Gardiner	Salt Spring Island	BC		Canada	9/7/2024 Online
Blake Brown	Salt Spring Island	BC		Canada	9/7/2024 Online
Natalie Hagn	Salt Spring Island	BC		Canada	9/8/2024 Online
Maxine Leichter	Salt Spring Island	BC		Canada	9/8/2024 Online
Blake Somes				Canada	8/31/2024 Online
Denis De Jong	Ottawa			Canada	8/31/2024 Online
Vanessa Kotiadis	Maple			Canada	8/24/2024 Online
Anyse Gaudet	Moncton			Canada	8/24/2024 Online
Hermon Abraha	Vancouver			Canada	8/24/2024 Online
YASHVARDHAN BRAR	Surrey			Canada	8/24/2024 Online
Maria Vesztergombi	Stoney Creek			Canada	8/24/2024 Online
Sharanjit Kaur	Delta			Canada	8/24/2024 Online
Daphne G	London			Canada	8/24/2024 Online
Meg Marquis	St Colomban			Canada	8/24/2024 Online
Simret Yibrah	Edmonton			Canada	8/24/2024 Online
Melanie Thibault	Ottawa			Canada	8/24/2024 Online
Riya Virdi	Vancouver			Canada	8/24/2024 Online
Gursahib Singh	Surrey			Canada	8/24/2024 Online
Ramandeep Kaur	Surrey			Canada	8/24/2024 Online
Colley Trevor	Cqmpbellford			Canada	8/24/2024 Online
Susana Muñoz	Madrid			Spain	8/24/2024 Online
sylvia sb	Montreal			Canada	8/26/2024 Online
Zahra Khan	Toronto			Canada	8/30/2024 Online
Sophia Adams	Edmonton			Canada	8/30/2024 Online
Kj Burleigh	Toronto			Canada	8/30/2024 Online
Suzie Sranko	Burnaby			Canada	8/30/2024 Online
Hafiz Muhammad Adnan				Canada	8/30/2024 Online
Lubna Shahzad	Mississauga			Canada	8/30/2024 Online
Onur Dogan	Toronto			Canada	8/30/2024 Online
Joey Faircloth	Toronto			Canada	8/30/2024 Online
Tisha Wallingford	Kemptville			Canada	8/30/2024 Online
Khalid Mehmood	Toronto			Canada	8/31/2024 Online
Olivia Harman	Saskatoon			Canada	8/31/2024 Online
Ada ur rahman	Puslinch			Canada	8/31/2024 Online
Stephanie Cameron	Kemptville			Canada	9/1/2024 Online
Rachel Wheeler	Winnipeg	R3R		Canada	9/6/2024 Online
Ciera Howell	Mount Pearl	A1N		Canada	9/6/2024 Online
Patrick Farnum	Calgary	T3B		Canada	9/6/2024 Online
Michael Elman	Montreal	H3X		Canada	9/6/2024 Online
Andy Bulman-Fleming	Montreal	Que		Canada	9/9/2024



Islands Trust



Gabriola Island Land Use Bylaw

Bylaw No. 177, 1999

As amended by the
Gabriola Island Local Trust Committee

Consolidated Version: January 31, 2023

This Bylaw is consolidated for convenience only and is not to be construed as a legal document.

For reference to original bylaw and amendments,
please contact:

Islands Trust - Northern Office, 700 North Road
Gabriola Island, BC V0R 1X3
(250) 247-2063

Preserving Island communities, culture and environment

Part D - ZONES

D.1 RESIDENTIAL ZONES

D.1.1 Small Rural Residential (SRR)

D.1.1.1 Permitted Uses

The uses permitted in Article B.1.1.1, plus the following uses and no others are permitted in the Small Rural Residential (SRR) zone:

a. Permitted Principal Uses

- i *single family residential*
- ii *horticulture, including sale of horticultural products grown on the lot*

b. Permitted Accessory Uses

- i *home occupation, subject to Section B.3*
- ii *secondary suite residential, on lots 2.0 hectares (4.94 acres) or larger, subject to Subsection B.6.3*
- iii *agriculture, including agri-tourism and the sale of agricultural products grown or raised on the lot, on lots 2.0 hectares (4.94 acres) or larger*
- iv *keeping of animals for the personal use of the resident or landowner*

D.1.1.2 Buildings and Structures

The *buildings and structures* permitted in Article B.1.1.2, plus the following *buildings and structures* and no others are permitted in the Small Rural Residential (SRR) zone:

a. Permitted Buildings and Structures

- i Maximum of:
 - one single family dwelling per lot;
 - one *secondary suite* per lot;
 - *Three buildings per lot excluding a secondary suite; pump/utility house and woodshed and that are accessory to all dwellings; and*
 - one *agricultural produce stand* per lot, not exceeding 4.6 square metres (50 square feet) *floor area*.
 - Other non-residential *buildings and structures* to accommodate *horticulture, agriculture* and the keeping of animals for personal use.

For Information purposes only - Farm status under the BC Assessment Act is not required for the construction of *buildings* or *structures* for an agricultural use.

D.1.1.3 Regulations

The general regulations in Part B, plus the following regulations apply in the Small Rural Residential (SRR) zone:

a. Buildings and Structures Siting Requirements

- i On *lots less than 1.0 hectares (2.47 acres)*, except for a sign, fence, or pump/utility house, the minimum *setback* of *buildings* or *structures* is:

- 6.0 metres (19.7 feet) from the *front lot line*;
 - 4.5 metres (14.8) from any *exterior side lot line*; and
 - 1.5 metres (4.9 feet) from any *interior lot line*.
- BL 275 ii On *lots* 1.0 hectare (2.47 acres) or larger, except for a sign, *fence*, or *pump/utility house*, the minimum *setback* of *buildings* or *structures* is:
- 10.0 metres (32.8 feet) from any *lot line*, except the minimum setback for greenhouses is 7.5 metres (24.6 feet) from any *lot line*.
- BL 275
- BL 250 iii Despite items D.1.1.3a.i and D.1.1.3a.ii
- the minimum *setback* for agricultural waste storage is 30.0 metres (98.4 feet) from any *lot line* or well head;
 - the minimum *setback* for an agricultural produce stand in the Small Rural Residential (SRR) zone is 4.5 metres (14.7 feet) from the *front lot line*.
- BL 236
OCT/26

b. Lot Coverage Limitations

- i The maximum combined lot coverage by buildings and structures is 20 percent of the *lot* area.

c. Lot Area Requirements for Subdivision

- i The minimum average *lot* area is 2.0 hectares (4.94 acres)
- ii The minimum *lot* area is 0.5 hectares (1.24 acres)

D.1.2 Large Rural Residential (LRR)

D.1.2.1 Permitted Uses

- BL 250 The uses permitted in Article B.1.1.1, plus the following uses and no others are permitted in the Large Rural Residential (LRR) *zone*:

BL 279 **a. Permitted Principal Uses**

- i *single family* residential
- ii *agriculture*, including the sale of agricultural products grown or raised on the *lot*, but excluding animal husbandry on *lots* less than 2.0 hectares (4.94 acres)

b. Permitted Accessory Uses

- i *home occupation*, subject to Section B.3
 - ii *secondary suite* residential, on *lots* 2.0 hectares (4.94 acres) or larger, subject to Subsection B.6.3.
 - iii boarding and breeding kennels, accessory to a residential use, on *lots* 2.0 hectares (4.94 acres) or larger
 - iv boarding and riding stables, on *lots* 2.0 hectares (4.94 acres) or larger, accommodating no more than 1 horse per 0.2 hectares (0.5 acres) to a maximum of 30 horses per *lot*
 - v keeping of animals for the personal use of the resident or landowner
 - vi agri-tourism
- BL 275
- BL 279
- BL 293
June/2018

D.1.2.2 Buildings and Structures

The *buildings* and *structures* permitted in Article B.1.1.2, plus the following *buildings* and *structures* and no others are permitted in the Large Rural Residential (LRR) zone:

a. Permitted buildings and Structures

- i Maximum of:
 - one *single family dwelling* per lot;
 - one *secondary suite* per lot;
 - three *buildings* per lot excluding a *secondary suite*, *pump/utility house* and *woodshed* and that are *accessory* to all *dwellings*; and
 - one *agricultural produce stand* per lot, not exceeding 20 square metres (215.3 square feet) *floor area*.
- ii Other non-residential *buildings* and *structures* to accommodate *agriculture*, *forestry*, *boarding* and *breeding kennels*, and *boarding* and *riding stables*.

For Information purposes only - Farm status under the BC Assessment Act is not required for the construction of *buildings* or *structures* for an *agricultural use*.

D.1.2.3 Regulations

The general regulations in Part B, plus the following regulations apply in the Large Rural Residential (LRR) zone:

a. Buildings and Structures Siting Requirements

- i On *lots* less than 1.0 hectare (2.47 acres), except for a *sign*, *fence*, or *pump/utility house*, the minimum *setback* of *buildings* or *structures* is:
 - 6.0 metres (19.7 feet) from the *front lot line*;
 - 4.5 metres (14.8 feet) from any *exterior side lot lines*; and
 - 1.5 metres (4.9 feet) from any *interior lot lines*.
- ii On *lots* 1.0 hectare (2.47 acres) or larger, except for a *sign*, *fence*, or *pump/utility house*, the minimum *setback* of *buildings* or *structures* is:
 - 10.0 metres (32.8 feet) from any *lot line*.
- iii Despite items D.1.2.3a.i and D.1.2.3a.ii:
 - the minimum *setback* of *boarding* and *breeding kennels* is 30.0 metres (98.0 feet) from any *lot line* or *well head*;
 - on *lots* 1.0 hectare (2.47 acres) or larger, the minimum *setback* for *greenhouses* is 7.5 metres (24.6 feet) from any *lot line*.
 - the minimum *setback* for *agricultural waste storage* is 30.0 metres (98.4 feet) from any *lot line* or *well head*; and;
 - the minimum *setback* for an *agricultural produce stand* in the Large Rural Residential (LRR) zone is 4.5 metres (14.7 feet) from the *front lot line*.

b. Lot Coverage Limitations

- i The maximum combined *lot coverage* by *buildings* and *structures* is 10 percent of the *lot area*

c. Lot Area Requirements for Subdivision

- i The minimum average *lot area* is 4.0 hectares (9.88 acres).
- ii The minimum *lot area* is 2.0 hectares (4.94 acres).

Schedule A

Land Use Bylaw Text

Schedule "A" of the
Bowen Island Municipality Land Use Bylaw No. 57, 2002



PART 1 – INTERPRETATION

DEFINITIONS

1.1 In this Bylaw,

“ACCESSORY BUILDING or STRUCTURE” means a *building or structure*, which contains an *accessory use*, that is secondary, incidental and associated with the *principal building or use* permitted on the same *lot*.

“ACCESSORY RESIDENTIAL USE” means a *detached secondary suite or a secondary suite*.

“ACCESSORY USE” means a *use* other than a *principal use*, that is secondary, incidental and associated with the *principal use or building* permitted on the same *lot*.

“AGRICULTURE” means the *use of land, buildings or structures* for the growing, rearing, producing or harvesting of crops, plants, livestock and other animals subject to Provincial Regulation and includes the processing and sale of products harvested, reared or produced on that *lot* and the storage of machinery, implements and supplies for use by the agricultural operation, but excludes *intensive agriculture*.

“AGRICULTURAL WASTE” means a by-product of agriculture, and includes manure, used mushroom medium and agricultural vegetation waste.

“AQUIFER” means a *geological formation, a group of geological formations, or a part of one or more geological formations, that is water bearing and capable of storing, transmitting and yielding water*.

“ARTISAN INDUSTRY” means any occupation for gain or support that demands an art, handcraft, or trade in which an individual’s skill, through design or production method, lends a unique and distinctive quality to the finished object; or craft that results in the *assembly*, processing, manufacture or preparation of physical product from other physical resources; or the restoration of items of art or antiques; or involves the teaching of creative arts or performance skills and the use of associated venues for exhibition; and allows as *accessory uses*:

- *general service use* for a trade, art or craft;
- sale and repair of products that are produced or restored on site;
- venues for the exhibition and/or performance of those products/skills directly related to other activities on the site, and
- incidental selling of goods not manufactured on-site but related to other activity on the site.

“ASSEMBLY” means the *use of land or a building or structure* for gatherings for public, charitable, cultural, religious, memorial, philanthropic, recreational, educational or entertainment purposes.

“ATHLETIC PARK” means a public park *use* providing fields, diamonds, courts or pitches for organized team sports, and related infrastructure.

- (2) *Zone Variation – RR 1(b)*
 - (b) A neighbourhood club house, swimming pool, playground, tennis courts and non-commercial boat storage are permitted *uses*.
- (3) *Zone Variation – RR 1(c)*
 - (a) *Agriculture use and horticulture use* is limited to *lots* 1 hectare (2.47 acres) and larger.
 - (b) Minimum setback from an interior side lot line is 3.0 metres.
- (4) *Zone Variation – RR 1(d)*
 - (a) The minimum lot area for the creation of new lots through subdivision shall be 16 ha *with minimum service level of individual septic tank and either spring, individual well or surface water licence*.
- (5) *Zone Variation – RR 3(a)*
 - (a) The maximum number of *dwelling units* shall be one *dwelling unit* per 2 ha. of lot area.
- (6) *Zone Variation – RR 3(b)*
 - (a) The minimum average *lot area* shall not apply.
- (7) *Zone Variation – RR 3(c)*
 - (a) The minimum average *lot area* shall be 1 ha.
- (8) *Zone Variation – RR 3(d)*
 - (a) The maximum number of dwelling units shall be one dwelling unit per 2 ha. of lot area.
 - (b) The minimum lot size shall be 8 ha.
- (9) *Zone Variation – RR 1(e)*
 - (a) One caretaker's residence of up to 100 square metres *floor area* shall be permitted in addition to the provision for one dwelling on any lot.
- (10) *Zone Variation – RR 1(f)*
 - (a) The minimum *lot area* for individual *lots* without a community water system shall be 3.5 ha.
- (11) *Zone Variation – RR 3(e)*
 - (a) Despite Section 3.57.3, the maximum floor area for a detached secondary suite shall be 132 sq. m.
 - (b) The minimum setback from the east property line for a detached secondary suite shall be 3 metres

4.1 RESIDENTIAL ZONES (RR 1, RR 2, RR 3)

Information Note: *The purpose of the Rural Residential Zone is to provide regulations for the residential use and agricultural use of land within a rural setting.*

The regulations in the tables in this Section apply to land in the Rural Residential 1 (RR 1), Rural Residential 2 (RR 2) and Rural Residential 3 (RR 3) Zones, as indicated by the column headings.

4.1.1 Permitted Uses of Land, Buildings and Structures

- (1) In addition to the uses permitted in Section 3.2 of this Bylaw, the following *uses, buildings and structures* and no others are permitted in the RR 1, RR 2 and RR 3 Zones:

Principal Uses of Land, Buildings and Structures	RR 1	RR 2	RR 3
<i>Dwelling</i>	♦	♦	♦
<i>Agriculture</i>	♦	♦	♦
<i>Stable</i>	♦	♦	♦
<i>Kenel</i>	♦	♦	♦
Accessory Uses of Land, Buildings and Structures			
<i>Uses accessory to principal uses</i>	♦	♦	♦
<i>Home occupation use</i> subject to Part 3	♦	♦	♦
<i>Portable Saw Mill</i> on lots 2 ha and larger	♦	♦	♦
<i>Mini-storage</i> on lots 2 ha and larger	♦	♦	♦
<i>Accessory Residential Use</i>	♦	♦	♦
<i>Residential Guest Accommodation</i>	♦	♦	♦
<i>Domestic Agriculture</i>	♦	♦	♦
Permitted Buildings and Structures			
<i>Dwelling, Detached</i>	♦	♦	♦
<i>Buildings and Structures</i> accessory to permitted uses	♦	♦	♦

4.1.2 Size, Siting and Density of Permitted Uses, Buildings and Structures

- (1) Subject to Part 3, *uses, buildings and structures* in the RR 1, RR 2 and RR 3 Zones must comply with the following regulations regarding *size, siting* and *density*:

Lot Coverage	RR 1	RR 2	RR 3
Maximum combined <i>lot coverage</i> of all <i>buildings and structures</i> calculated as follows: 100 m ² plus 3.5% of <i>lot area</i> to a maximum of 1500 m ²	♦	♦	♦
Number of Units and Site Areas			

Maximum number or primary <i>dwelling</i> s on any <i>lot</i>	1	1	1
Maximum number of accessory <i>buildings</i> on any <i>lot</i> for each 0.2 <i>ha</i> of <i>lot area</i> or portion thereof, plus one, subject to Part 3.	1	1	1
Maximum number of accessory <i>buildings</i> on any <i>lot</i> that may be used for <i>home occupation use</i> for each 0.2 <i>ha</i> of <i>lot area</i> or portion thereof.	1	1	1
Height			
Maximum <i>height</i> of a permitted <i>building</i> or <i>structure</i> (metres)	9	9	9
Setbacks			
Minimum <i>setback</i> from all <i>lot lines</i> (metres)	7.5	7.5	7.5
<i>Portable saw mill use</i> shall not be sited within 30 metres of any <i>watercourse</i> or lake	♦	♦	♦
Where <i>portable saw mill use</i> abuts a lot where <i>dwelling use</i> is a permitted use, <i>portable saw mill use</i> shall not be sited within 25 metres of and <i>lot line</i>	♦	♦	♦
Conditions of Use			
<i>Portable saw mill use</i> is subject to terms and conditions established by business licence	♦	♦	♦

4.1.3 Subdivision and Servicing Requirements

- (1) The regulations in this Subsection apply to the subdivision of land under the Land Title Act or the Strata Property Act for the RR 1, RR 2, and RR 3 Zones:

Lot Areas for the Creation of New Lots through Subdivision	RR 1	RR 2	RR 3
Minimum average <i>lot area</i> (<i>ha</i>) without community water system		4	2
Minimum <i>lot area</i> for individual <i>lots</i> (<i>ha</i>) without community water system	4	2	1

4.1.4 Exceptions in Particular Locations

On those lands in the RR 1, RR 2 and RR 3 zones that are identified on Schedule “B” by RR 1, RR 2 and RR 3 followed by a letter in brackets, the following additional regulations or where there is a conflict within Section 4.1 the following replacement regulations apply.

- (1) **Zone Variation – RR 1(a)**
(a) The maximum number of dwelling units shall be one dwelling unit per 2 ha of lot area.



**Cowichan Valley Regional District
Electoral Area D – Cowichan Bay**

Zoning Bylaw

No. 3705



- i) A maximum of one additional person who does not reside on the parcel may be employed; or
 - ii) A maximum of two additional people who do not reside on the parcel may be employed on a parcel that is 0.4 ha or larger;
- (k) The home-based business shall comply with all applicable provincial and federal regulations;
 - (l) Automobile body shop, automobile service, boat service, automobile salvage or wrecking yard, brewery, distillery, and process plant are not permitted as home-based businesses;
 - (m) Except as permitted in accordance with the *Agricultural Land Commission Act*, fish, livestock, cannabis, or poultry processing are not permitted as home-based businesses;
 - (n) No off-site parking associated with the home-based business use is permitted;
 - (o) Notwithstanding Paragraph (l), a home-based business involving automobile service that was legally authorized as of the date of adoption of this bylaw is considered to be legal and conforming under this bylaw provided:
 - i) The use is located within the A1 zone;
 - ii) The use is limited to three enclosed service bays;
 - iii) Not more than three vehicles having been serviced or scheduled to undergo service are parked outdoors at any given time; and no such vehicles are located within 6 m of a front parcel line or 1.5 m of a side or rear parcel line;
 - iv) Oil-water separators are provided for each service bay and parking area and cleaned and maintained in accordance with applicable environmental regulations;
 - v) Off-street parking areas are screened in accordance with Section 2.3 of this bylaw.

18. Kennels

For zones within which kennel is a permitted use, the following regulations apply:

- (a) A kennel shall only be permitted with prior authorization through the issuance of a kennel permit by the CVRD;
- (b) A kennel shall not be permitted on a parcel less than 2 ha in size;
- (c) All buildings, structures and areas used for the operation of a kennel shall not be located within 45 m of a parcel boundary;
- (d) Not involve any external display or advertisement of the business other than a maximum of one non- illuminated sign, which shall not exceed 0.4 m² in area.

19. Limited Agriculture

For zones within which it is a permitted use, limited agriculture shall:

- (a) Not be permitted on any portion of a parcel or on one or more contiguous parcels with a site area that is less than 0.4 ha;
- (b) Be contained by fencing or housed within a building that does not otherwise contain a dwelling;
- (c) Not be located closer than 15 m from any parcel line;
- (d) Not produce excessive traffic, or create a nuisance of any kind;
- (e) Not involve any external display or advertisement of the business other than a maximum of one non- illuminated sign, which shall not exceed 0.4 m² in area.

the detached suite, register a covenant under Section 219 of the *Land Title Act* in favour of the CVRD, against title to the parcel which prohibits its subdivision or the registration of any form of strata plan under the *Strata Property Act*.

Part 3 Establishment of Zones

1. Establishment of Zones

For the purposes of this bylaw, Electoral Area D – Cowichan Bay is divided into the following Zones:

Part 4 – Agricultural Zones

OCP Designation	Zone	Code	Zone Purpose
Agricultural Resource	Agricultural Resource	A1	To accommodate primary agricultural activities.
	Agricultural Processing	A1A	To accommodate agricultural processing in the in the ALR where more than 50% of the product processed on a parcel originates offsite.
	Agritourism Accommodation	A1T	To accommodate the provision of tourist accommodation in association with agritourism on bonafide farms.
	Agricultural Recreation	A4	To accommodate pre-existing recreation activities including the Cowichan Golf Course and Cowichan Lawn Tennis Courts.
	Agricultural Service	A7	To accommodate services activities that support primary agriculture on parcels less than 2 ha in size.

Part 5 – Residential Zones

OCP Designation	Zone Name	Code	Zone Purpose
Rural Residential	Rural Residential 1	RR1	To accommodate low density, rural residential development of single detached dwellings on parcels that are 1 ha or larger.
	Rural Residential 2	RR2	To accommodate low density development of single detached dwellings on serviced parcels that are 0.4 ha or larger.
Cluster Residential	Cluster Residential 1	CR1	To accommodate development of single detached dwellings on fully-serviced parcels with shared amenities, services and parking, with a maximum density of 15 u/ha based on an amenity contribution where up to 50% of a site is dedicated as parkland prior to development.
Rural Village Residential; Four Ways Rural Village	Manufactured Home Park 1	R1	To accommodate manufactured home parks with a maximum density of 15 u/ha on fully-serviced parcels that are 2 ha or larger.
	Rural Village Residential	R2	To accommodate moderate density, residential development of single detached dwellings, on fully-serviced parcels that are 0.2 ha or larger.
Four Ways Rural Village	Rural Village Residential dwelling, duplex	R2A	To accommodate dwelling, duplex on fully-serviced parcels that are 0.2 ha and larger.
Rural Village	Village Residential	R3	To accommodate single detached dwellings on fully-

Residential; Four Ways Rural Village; Village Residential	Village Residential dwelling, duplex	R3A	<i>serviced parcels within the Cowichan Bay Sewer Service Area that are 700 m² or larger. To accommodate dwelling duplex on fully-serviced parcels that are 500 m² or larger.</i>
	Village Residential 3B	R3B	<i>To accommodate single detached dwellings on fully-serviced parcels within the Cowichan Bay Sewer Service Area that are 700m² or larger, as well as day cares or group day cares</i>
	Village Residential Townhouse 2	RM2	<i>To accommodate townhouse development with a maximum density of 35 u/ha.</i>
Village Residential	Village Residential Townhouse 3	RM3	<i>To accommodate limited height townhouse development with a maximum density of 90 u/ha.</i>
	Village Residential Apartment 4	RM4	<i>To accommodate multiple unit residential development with a maximum density of 90 u/ha.</i>
	Village Cluster Residential 2	CR2	<i>To accommodate development of single detached or multiple dwellings on fully-serviced parcels with shared amenities, services and parking, with a maximum density of 25 u/ha based on an amenity contribution.</i>

Part 6 – Commercial & Mixed Use Zones

OCP Designation	Zone Name	Code	Zone Purpose
	Rural Commercial 2	C2	<i>To accommodate rural commercial uses.</i>
Rural Commercial	Rural Service Commercial 3	C3	<i>To accommodate rural service commercial uses.</i>
	Village Commercial Accommodation 4	C4	<i>To accommodate hotels and complementary accessory uses.</i>
Four Ways Rural Village; Koksilah Village; Mixed Use	Village Commercial 5	C5	<i>To accommodate village commercial uses in the South Chaster Road area.</i>
	Village Service Commercial 6	C6	<i>To accommodate village service commercial uses in the North Chaster Road area.</i>
	Village Business Park Commercial 7	C7	<i>To accommodate a mixed-use business park with complementary accessory residential uses.</i>
	Mixed Use Commercial Residential 1	MU1	<i>To accommodate mixed use development with accessory residential above first storey commercial or institutional uses.</i>
Four Ways Rural Village; Mixed Use	Mixed Use Commercial Residential 2	MU2	<i>To accommodate multiple unit residential development with the option of first storey commercial or institutional uses.</i>
	Mixed Use Commercial Residential 3	MU3	<i>To accommodate mixed use development of commercial and residential uses including manufactured home park.</i>

Part 7 – Comprehensive Development Zones

Part 8 – Industrial Zones

OCP Designation	Zone Name	Code	Zone Description
Rural Resource	Rural Resource 1	RUR1	<i>To accommodate light industrial uses, including food and wood products processing and storage.</i>

Rural Resource Quarry/Aggregate 3	RUR3	<i>To accommodate gravel extraction and processing and production of concrete and concrete products.</i>
Rural Resource Quarry/Aggregate 3A	RUR3A	<i>To accommodate gravel extraction and production of concrete and concrete products.</i>

Part 9 – Parks & Institutional Zones

OCP Designation	Zone	Code	Zone Description
Parks	Park Conservation 1	P1	<i>To accommodate public nature parks and preservation areas to protect and preserve natural systems and features such as watercourses, plant communities, ravines, habitat, significant flora, and other unique natural elements.</i>
	Park Recreation 2	P2	<i>To accommodate community, neighbourhood, special purpose, and other classifications of parks intended primarily for public recreation use and enjoyment, and trails.</i>
Community Institutional	Community Institutional 3	P3	<i>To accommodate institutional facilities operated by a government or non-profit agency including fire halls, academic schools, utilities, civic uses, and accessory uses, in addition to farm uses permitted within the ALR.</i>

2. Location of Zones

- The location of each Zone is shown on Schedule A.
- Where a zone boundary is shown on Schedule A as following a road allowance or a watercourse, the centre line of the road allowance or the centre of a watercourse, excluding a lake or the sea, shall be the zone boundary. In the case of a lake or the sea, the natural boundary shall be the zone boundary unless otherwise indicated on Schedule A.

Part 4 Agricultural Zones

4.1 A1 – Agricultural Resource Zone

Subject to compliance with **Part 2** of this bylaw, and the **ALC Act**, the following regulations apply in the **A1** zone:

1. Permitted Uses

The following principal uses and no others are permitted:

- Agriculture;
- Farm uses designated by statute or regulation by the *ALC Act*;
- Single detached dwelling;

The following accessory uses and no others are permitted:

- Agri-tourism;
- Bed and breakfast;
- Day care;
- Home-based business;

- (h) Kennel;
- (i) Attached suite;
- (j) Detached suite.

2. Density

Residential use is limited to one single detached dwelling and one attached suite permitted per parcel.

3. Subdivision Regulation

The minimum parcel area for the purpose of subdivision is 30 ha.

4. Development Regulations

- (a) Parcel coverage shall not exceed 30% for all buildings and structures, provided however that parcel coverage may be increased by an additional 20% to accommodate greenhouses;

- (b) The following minimum setbacks for buildings and structures apply:

Type of Parcel Line	Agricultural and Accessory Uses	Residential and Accessory Uses	Kennel Use
Front	30 m	7.5 m	45 m
Interior Side	15 m	3 m	45 m
Exterior Side	30 m	4.5 m	45 m
Rear	15 m	7.5 m	45 m
Adjoining ALR	15 m	15 m	45 m

- (c) The maximum height of all buildings and structures is 10 m, except it is 7.5 m for accessory buildings and structures.

5. Special Regulations

In addition to the permitted uses listed in Subsection 1, one non-illuminated sign with a maximum area of 1 m² is permitted on a parcel for the purpose of advertising a farm use designated by statute or regulation by the *ALC Act*.

4.2 A1A – Agricultural Processing Zone

Subject to compliance with **Part 2** of this bylaw and the *ALC Act*, the following regulations apply in the **A1A** zone:

1. Permitted Uses

The following principal uses and no others are permitted:

- (a) Agriculture;
- (b) Farm uses designated by statute or regulation by the *ALC Act*;
- (c) Single detached dwelling;
- (d) Poultry processing;

The following accessory uses and no others are permitted:

- (e) Home-based business;
- (f) Attached suite.

2. Density

Residential use is limited to one single detached dwelling and one attached suite permitted per parcel.

3. Subdivision Regulation

The minimum parcel area for the purpose of subdivision is:

- (a) 0.5 ha for parcels serviced by a community water system;
- (b) 1 ha for parcels not serviced by both a community water system and community sewer system.

4. Development Regulations

- (a) Parcel coverage shall not exceed 30% for all buildings and structures, provided however that parcel coverage may be increased by an additional 20% to accommodate greenhouses;
- (b) The following minimum setbacks for buildings and structures apply:

Type of Parcel Line	Agricultural and Accessory Uses	Residential and Accessory Uses	Poultry Processing
Front	30 m	7.5 m	30 m
Interior Side	15 m	3 m	8 m
Exterior Side	30 m	4.5 m	30 m
Rear	15 m	7.5 m	15 m
Adjoining ALR	15 m	15 m	15 m

- (c) The maximum height of all buildings and structures is 10 m, except it is 7.5 m for accessory buildings and structures.

5. Special Regulations

The annual average daily limit for processing of fowl is 5,000 birds per calendar year.

4.3 A1T – Agritourism Accommodation Zone

Subject to compliance with **Part 2** of this bylaw and the **ALC Act**, the following regulations apply in the **A1T** zone:

1. Permitted Uses

The following principal uses and no others are permitted:

- (a) Agriculture;
- (b) Farm uses designated by statute or regulation under the *ALC Act*;
- (c) Single detached dwelling;

The following accessory uses and no others are permitted:

- (d) Agri-tourism;
- (e) Agri-tourism accommodation;
- (f) Bed and breakfast;
- (g) Home-based business;
- (h) Kennel;
- (i) Attached suite.

2. Density

Residential use is limited to one single detached dwelling and one attached suite permitted per parcel.

3. Subdivision Regulation

The minimum parcel area for the purpose of subdivision is 30 ha.

4. Development Regulations

(a) Parcel coverage shall not exceed:

- i) 30% for all buildings and structures, provided however that parcel coverage may be increased by an additional 20% to accommodate greenhouses;
- ii) 5% for all buildings, structures, landscaping and areas associated with agritourism accommodation use;

(b) The following minimum setbacks for buildings and structures apply:

Type of Parcel Line	Agricultural and Accessory Uses	Residential and Accessory Uses	Kennel Use	Agritourism Accommodation
Front	30 m	7.5 m	45 m	7.5 m
Interior Side	15 m	3 m	45 m	7.5 m
Exterior Side	30 m	4.5 m	45 m	7.5 m
Rear	15 m	7.5 m	45 m	7.5 m
Adjoining ALR	15 m	15 m	45 m	15 m

(c) The maximum height of all buildings and structures is 10 m, except it is 7.5 m for accessory buildings and structures.

5. Special Regulations

- (a) Agritourism accommodation involving campsites shall comply with the CVRD Campsite Bylaw;
- (b) Agritourism accommodation is permitted subject to the approval of authorities responsible for domestic waste disposal and water supply;

4.4 A4 – Agricultural Recreation Zone

Subject to compliance with **Part 2** of this bylaw and the **ALC Act**, the following regulations apply in the **A4** zone:

1. Permitted Uses

The following principal uses and no others are permitted:

- (a) Agriculture;
- (b) Farm uses designated by statute or regulation under the *ALC Act*;
- (c) Single detached dwelling;
- (d) Golf course;
- (e) Tennis courts;

The following accessory uses and no others are permitted:

- (f) Agri-tourism;
- (g) Agri-tourism accommodation;
- (h) Bed and breakfast;
- (i) Home-based business;
- (j) Attached suite.

2. Density

Residential use is limited to one single detached dwelling and one attached suite permitted per parcel.

3. Subdivision Regulation

The minimum parcel area for the purpose of subdivision is 30 ha.

4. Development Regulations

- (a) Parcel coverage shall not exceed 30% for all buildings and structures, provided however that parcel coverage may be increased by an additional 20% to accommodate greenhouses;
- (b) The following minimum setbacks for buildings and structures apply:

Type of Parcel Line	Agricultural and Accessory Uses	Residential and Accessory Uses	Golf Course and Tennis	Agritourism Accommodation
Front	30 m	7.5 m	7.5 m	7.5 m
Interior Side	15 m	3 m	3 m	7.5 m
Exterior Side	30 m	4.5 m	4.5 m	7.5 m
Rear	15 m	7.5 m	7.5 m	7.5 m
Adjoining ALR	15 m	15 m	15 m	15 m

- (c) The maximum height of all buildings and structures is 10 m, except it is 7.5 m for accessory buildings and structures.

4.5 A7 – Agricultural Service Zone

Subject to compliance with **Part 2** of this bylaw and the **ALC Act**, the following regulations apply in the **A7** zone:

1. Permitted Uses

The following principal uses and no others are permitted:

- (a) Agriculture;
- (b) Retail sales of cannabis;
- (c) Farm uses designated by statute or regulation under the *ALC Act*;
- (d) Single detached dwelling;
- (e) Agricultural service;
- (f) Cold storage facility;
- (g) Food processing.

The following accessory uses and no others are permitted:

- (h) Home-based business;
- (i) Kennel;
- (j) Attached suite.

2. Density

Residential use is limited to one single detached dwelling and one attached suite are permitted per parcel.

3. Subdivision Regulation

The minimum parcel area for the purpose of subdivision is 1 ha.

4. Development Regulations

- (a) Parcel coverage shall not exceed 30% for all buildings and structures, provided however that parcel coverage may be increased by an additional 20% to accommodate greenhouses;
- (b) The following minimum setbacks for buildings and structures apply:

Type of Parcel Line	Agricultural and Accessory Uses	Residential and Accessory Uses	Agricultural Service	Cold Storage
Front	30 m	7.5 m	7.5 m	7.5 m
Interior Side	15 m	3 m	15 m	15 m
Exterior Side	30 m	4.5 m	7.5 m	7.5 m
Rear	15 m	7.5 m	15 m	15 m
Adjoining ALR	15 m	15 m	15 m	15 m

- (c) The maximum height of all buildings and structures is 10 m, except it is 7.5 m for accessory buildings and structures;

5. Special Regulations

- (a) The approval of the ALC is required unless the use is permitted under the *ALC Act* or the parcel is subject to Section 23(1) of the *ALC Act*;
- (b) In addition to the permitted uses listed in Subsection 1, cannabis processing is a permitted use on amended Parcel A (DD 168307-I), of Lot 3, Section 13, Range 7, Quamichan District, Plan 2298.

Part 5 Residential Zones

5.1 RR1 – Rural Residential 1 Zone

Subject to compliance with **Part 2** of this bylaw, the following regulations apply in the **RR1** zone:

1. Permitted Uses

The following principal uses and no others are permitted:

- (a) Single detached dwelling;
- (b) Limited agriculture;

The following accessory uses and no others are permitted:

- (c) Detached suite or Attached suite;
- (d) Bed and breakfast;
- (e) Day care;
- (f) Equestrian centre;
- (g) Farm Stand;
- (h) Group day care;
- (i) Home-based business;
- (j) Kennel.

2. Density

Residential use is limited to one single detached dwelling and one attached suite per parcel, or one single detached dwelling and one detached suite per parcel.

3. Subdivision Regulation

The minimum parcel area for the purpose of subdivision is 1 ha.

4. Development Regulations

(a) Parcel coverage shall not exceed 20% or 500 m², whichever is less, for all buildings and structures;

(b) The following minimum setbacks for buildings and structures apply:

Type of Parcel Line	Principal Residential Use	Accessory Residential Use	Limited Agriculture	Kennel Use
Front	7.5 m	7.5 m	15 m	45 m
Interior Side	3 m	3 m	15 m	45 m
Exterior Side	4.5 m	4.5 m	15 m	45 m
Rear	4.5 m	4.5 m	15 m	45 m
Adjoining ALR	30 m	30 m	15 m	45 m

(c) The maximum height of all buildings and structures is 10 m, except it is 7.5 m for accessory buildings and structures.

5.2 RR2 – Rural Residential 2 Zone

Subject to compliance with **Part 2** of this bylaw, the following regulations apply in the **RR2** zone:

1. Permitted Uses

The following principal uses and no others are permitted:

(a) Single detached dwelling;

The following accessory uses and no others are permitted:

- (b) Limited agriculture;
- (c) Detached suite or attached suite;
- (d) Backyard hen keeping;
- (e) Bed and breakfast;
- (f) Day care;
- (g) Farm stand;
- (h) Group day care;
- (i) Home-based business.

2. Density

Residential use is limited to one single detached dwelling and one attached suite per parcel, or one single detached dwelling and one detached suite per parcel.

3. Subdivision Regulation

The minimum parcel area for the purpose of subdivision is:

- (a) 1 ha for parcels not serviced by a community water system;
- (b) 0.4 ha for parcels that are serviced by a community water system.

4. Development Regulations

- (a) Parcel coverage shall not exceed 20% or 500 m², whichever is less, for all buildings and structures;
- (b) The following minimum setbacks for buildings and structures apply:

Type of Parcel Line	Principal Residential Use	Accessory Residential Use	Limited Agriculture
Front	7.5 m	7.5 m	15 m
Interior Side	3 m	3 m	15 m
Exterior Side	4.5 m	4.5 m	15 m
Rear	4.5 m	4.5 m	15 m
Adjoining ALR	30 m	30 m	15 m

- (c) The maximum height of all buildings and structures is 10 m, except it is 7.5 m for accessory buildings and structures;

5.3 CR1 – Cluster Residential Zone

Subject to compliance with **Part 2** of this bylaw, the following regulations apply in the **CR1** zone:

1. Permitted Uses

The following principal uses and no others are permitted:

- (a) Single detached dwelling;
- (b) Cluster residential development, subject to Subsection 5;

2. Accessory Uses

- (a) Where the principal use of a parcel is a single detached dwelling, the following accessory uses and no others are permitted:
 - i) Detached suite or attached suite;
 - ii) Backyard hen keeping;
 - iii) Bed and breakfast;
 - iv) Day care;
 - v) Farm stand;
 - vi) Home-based business;
 - vii) Limited agriculture;
- (b) Where the principal use of a parcel is a cluster residential development, the following accessory uses and no others are permitted:
 - i) Day care;
 - ii) Home-based business;

3. Subdivision Regulation

The minimum parcel area for the purpose of subdivision is:

- (a) 1 ha for parcels not serviced by a community water system;
- (b) 0.4 ha for parcels that are serviced by a community water system.



**Cowichan Valley Regional District
Electoral Area F – Cowichan Lake South/Skutz Falls**

Zoning Bylaw

No. 2600



5.10 R-1 RURAL RESIDENTIAL 1 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the R-1 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the R-1 Zone:

- a. Single detached dwelling;

The following accessory uses are permitted in the R-1 Zone:

- b. Agriculture, excluding intensive agriculture;
- c. Bed and breakfast accommodation;
- d. Buildings and structures accessory to a principal permitted use;
- e. Home-based business;
- f. Detached suite or attached suite.

2. Minimum Parcel Size

The minimum parcel size in the R-1 Zone is 2 hectares.

3. Number of Dwellings

Not more than one dwelling is permitted on a parcel, under 0.4 ha in area, that is zoned R-1. For parcels zoned R-1 that 0.4 in area or more, one additional detached suite or attached suite is permitted on a parcel.

4. Setbacks

The following minimum setbacks apply in the R-1 Zone:

Type of Parcel Line	Agricultural (including accessory buildings and structures)	Residential (including accessory buildings and structures)
Front parcel line	30 metres	7.5 metres
Interior side parcel line	15 metres	3.0 metres
Exterior side parcel line	15 metres	4.5 metres
Rear parcel line	15 metres	4.5 metres

5. Height

In the R-1 Zone, the height of all principal buildings and structures shall not exceed 10 metres, and the height of all accessory buildings shall not exceed 7.5 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the R-1 Zone shall not exceed 30 percent for all buildings and structures.

7. Parking

Off-street parking spaces in the R-1 Zone shall be provided in accordance with Section 3.15 of this Bylaw.

5.11 R-2 SUBURBAN RESIDENTIAL 2 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the R-2 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the R-2 Zone:

- a. Single detached dwelling;

The following accessory uses are permitted in the R-2 Zone:

- b. Agriculture, excluding intensive agriculture;
- c. Bed and breakfast accommodation;
- d. Buildings and structures accessory to a principal permitted use;
- e. Home-based business;
- f. Detached suite or attached suite.

2. Minimum Parcel Size

The minimum parcel size in the R-2 Zone is:

- a. 0.4 hectares if connected to a community water system;
- b. 2 hectares if not connected to a community water system.

3. Number of Dwellings

Not more than one dwelling is permitted on a parcel, under 0.4 ha in area, that is zoned R-2. For parcels zoned R-2 that 0.4 in area or more, one additional detached suite or attached suite is permitted on a parcel.

4. Setbacks

The following minimum setbacks apply in the R-2 Zone:

Type of Parcel Line	Agricultural (including Accessory Buildings and Structures)	Residential (including Accessory Buildings and Structures)
Front parcel line	30 metres	7.5 metres
Interior side parcel line	15 metres	3.0 metres
Exterior side parcel line	15 metres	4.5 metres
Rear parcel line	15 metres	3.0 metres

5. Height

In the R-2 Zone, the height of all principal buildings and structures shall not exceed 10 metres, and the height of all accessory buildings shall not exceed 7.5 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the R-2 Zone shall not exceed 30 percent for all buildings and structures.

7. Parking

Off-street parking spaces in the R-2 Zone shall be provided in accordance with Section 3.15 of this Bylaw.



Cowichan Valley Regional District
Electoral Area G – Saltair/Gulf Islands

Zoning Bylaw

No. 2524



5.4 R-3 GENERAL RESIDENTIAL 3 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the R-3 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the R-3 Zone:

- (a) Single detached dwelling;

The following accessory uses are permitted in the R-3 Zone:

- (b) Bed and breakfast accommodation;
- (c) Buildings and structures accessory to a principal permitted use;
- (d) Residential day care centre;
- (e) Home-based business;
- (f) Horticulture;
- (g) Attached suite or detached suite.

2. Minimum Parcel Size

The minimum parcel size in the R-3 Zone is:

- (a) 1 hectare if not connected to a community water system.
- (b) 0.4 hectare if connected to a community water system;
- (c) 0.2 hectare if connected to a community water system and a community sewer system.

3. Number of Dwellings

Not more than one single detached dwelling plus either one attached suite or one detached suite is permitted on a parcel zoned R-3.

4. Setbacks

The following minimum setbacks apply in the R-3 Zone:

Type of Parcel Line	Residential Use	Accessory Residential Use
Front parcel line	7.5 metres	7.5 metres
Interior side parcel line	3.0 metres or 10% of the parcel width, whichever is less	3.0 metres or 10% of the parcel width, whichever is less, or 1 metre if the building is located in a rear yard
Exterior side parcel line	4.5 metres	4.5 metres
Rear parcel line	4.5 metres	4.5 metres

5. Height

The height of all buildings and structures in the R-3 Zone shall not exceed 7.5 metres, except in accordance with Section 3.8 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the R-3 Zone shall not exceed 35 percent for all buildings and structures.

7. Parking

Off-street parking in the R-3 Zone shall be provided in accordance with Section 3.13 of this Bylaw.

5.3 R-2 SUBURBAN RESIDENTIAL 2 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the R-2 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the R-2 Zone:

(a) Single detached dwelling;

The following accessory uses are permitted in the R-2 Zone:

(b) Restricted agriculture;

(c) Bed and breakfast accommodation;

(d) Home-based business;

(e) Attached suite or detached suite;

(f) Residential day care centre;

(g) Buildings and structures accessory to a principal permitted use.

2. Minimum Parcel Size

The minimum parcel size in the R-2 Zone is 1 hectare for parcels not connected to a community sewer system, and 0.4 hectare for parcels connected to a community sewer system.

3. Number of Dwellings

Not more than one single detached dwelling plus either one attached suite or one detached suite is permitted on a parcel zoned R-2.

4. Setbacks

The following minimum setbacks apply in the R-2 Zone:

Type of Parcel Line	Principal and Accessory Residential Use	Restricted Agricultural Use
Front parcel line	7.5 metres	30 metres
Interior side parcel line	3.0 metres	15 metres
Exterior side parcel line	4.5 metres	15 metres
Rear parcel line	7.5 metres	15 metres

5. Height

In the R-2 Zone, the height of all principal buildings and structures shall not exceed 10 metres, and the height of all accessory buildings shall not exceed 6 metres, except in accordance with Section 3.8 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the R-2 Zone shall not exceed 25 percent for all buildings and structures.

7. Parking

Off-street parking spaces in the R-2 Zone shall be provided in accordance with Section 3.13 of this Bylaw.

5.3A SUBURBAN RESIDENTIAL 2A ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the R-2A Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the R-2A Zone:

- (a) Single detached dwelling;

The following accessory uses are permitted in the R-2A Zone:

- (b) Restricted agriculture, horticulture;
- (c) Bed and breakfast accommodation;
- (d) Home-based business;
- (e) Attached suite or detached suite;
- (f) Residential day care centre;
- (g) Buildings and structures accessory to a principal permitted use.

2. Minimum Parcel Size

The minimum parcel size in the R-2A Zone is 1 hectare for parcels not connected to a community sewer system, and 0.4 hectare for parcels connected to a community sewer system.

3. Number of Dwellings

Not more than one single detached dwelling plus either one attached suite or one detached suite is permitted on a parcel zoned R-2A.

4. Setbacks

The following minimum setbacks apply in the R-2A Zone:

Type of Parcel Line	Principal and Accessory Residential Use	Restricted Agricultural Use
Front parcel line	7.5 metres	30 metres
Interior side parcel line	3.0 metres	15 metres
Exterior side parcel line	4.5 metres	15 metres
Rear parcel line	7.5 metres	15 metres

5. Height

In the R-2A Zone, the height of all principal buildings and structures shall not exceed 10 metres, and the height of all accessory buildings shall not exceed 6 metres, except in accordance with Section 3.8 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the R-2A Zone shall not exceed 25 percent for all buildings and structures.

7. Parking

Off-street parking spaces in the R-2A Zone shall be provided in accordance with Section 3.13 of this Bylaw.



**Cowichan Valley Regional District
Electoral Area I – Youbou/Meade Creek**

Zoning Bylaw

No. 2465



5.2.2 **RR-1 Recreation Residential 1 Zone**

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the RR-1 Zone:

1. **Permitted Uses**

The following principal uses and no others are permitted in the RR-1 Zone:

- a. Agriculture;
- b. Single detached dwelling;
- c. Private camping space.

The following accessory uses are permitted in the RR-1 Zone:

- d. Bed and Breakfast;
- e. Home occupation; and
- f. Buildings and structures accessory to a principal permitted use.

2. **Maximum Permitted Density**

- a. One single detached dwelling is permitted per parcel.
- b. On a parcel where there is located one single detached dwelling, one private camping space is also permitted per parcel.
- c. On a parcel where there is no single detached dwelling, two private camping spaces are permitted per parcel.

3. **Minimum Parcel Size**

- a. The minimum parcel size is 1 hectare.

4. **Setbacks**

The following minimum setbacks for buildings and structures apply in the RR-1 Zone:

Parcel Line	Principal and Accessory Uses, Buildings and Structures
Front	7.5 metres
Interior Side	6.0 metres
Exterior Side	6.0 metres
Rear	6.0 metres
Cowichan Lake High Water Mark	20 metres

5. **Height**

The following maximum height regulations apply in the RR-1 Zone:

- a. Principal buildings and structures: 10 metres; and
- b. Accessory buildings and structures: 7.5 metres.

6. **Parcel Coverage**

The parcel coverage in the RR-1 Zone must not exceed 5% for all buildings and structures.

7. **Servicing**

No single detached dwelling, recreational vehicle, park model mobile home or accessory building with sanitary facilities shall be established on a parcel unless it is equipped with a sewage disposal system compliant with the *Sewage System Regulation* or otherwise authorized by Island Health.

8. **Conditions of Use**

- a. The maximum building footprint of a single detached dwelling shall not exceed 112 m²;
- b. The gross floor area of a single detached dwelling shall not exceed 224 m²;
- c. No accessory building shall have a gross floor area exceeding 60 m².

9. **Parking and Loading**

Off-street parking and loading spaces in the RR-1 Zone must be provided on each parcel.

5.12 R-2 SUBURBAN RESIDENTIAL 2 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the R-2 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the R-2 Zone:

- a. Single detached dwelling;

The following accessory uses are permitted in the R-2 Zone:

- b. Agriculture, excluding intensive agriculture;
- c. Bed and breakfast accommodation;
- d. Buildings and structures accessory to a principal permitted use;
- e. Home occupation;
- f. Detached suite unit or attached suite.

2. Minimum Parcel Size

The minimum parcel size in the R-2 Zone is:

- a. 0.4 hectares if connected to a community water system;
- b. 2 hectares if not connected to a community water system.

3. Density

Not more than one single detached dwelling plus one attached suite is permitted on a parcel that is zoned R-2; or one single detached dwelling plus one detached suite if the parcel of land upon which they would be located is 0.4 ha or greater in area.

4. Setbacks

The following minimum setbacks apply in the R-2 Zone:

Type of Parcel Line	Agricultural (including Accessory Buildings and Structures)	Residential (including Accessory Buildings and Structures)
Front parcel line	30 metres	7.5 metres
Interior side parcel line	15 metres	3.0 metres
Exterior side parcel line	15 metres	4.5 metres
Rear parcel line	15 metres	3.0 metres

5. Height

In the R-2 Zone, the height of all principal buildings and structures must not exceed 10 metres, and the height of all accessory buildings must not exceed 6 metres, except in accordance with Section 3.8 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the R-2 Zone must not exceed 30 percent for all buildings and structures.

7. Parking

Off-street parking spaces in the R-2 Zone must be provided in accordance with Section 3.13 of this Bylaw.

5.12A R-2A SUBURBAN RESIDENTIAL 2A ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the R-2A Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the R-2A Zone:

- a. Single detached dwelling;
- b. Duplex, or two single detached dwellings, on a parcel that is 2.4 hectares or more in area;

The following accessory uses are permitted in the R-2 Zone:

- c. Agriculture, excluding intensive agriculture;
- d. Bed and breakfast accommodation;
- e. Buildings and structures accessory to a principal permitted use;
- f. Home occupation;
- g. Detached suite unit or attached suite.

2. Minimum Parcel Size

The minimum parcel size in the R-2A Zone is:

- a. 0.4 hectares if connected to a community water system;
- b. 2 hectares if not connected to a community water system.

3. Density

Not more than one duplex, or one single detached dwelling plus one attached suite is permitted on a parcel that is zoned R-2A; or one single detached dwelling plus one detached suite if the parcel of land upon which they would be located is 0.4 ha or greater in area.

4. Setbacks

The following minimum setbacks apply in the R-2A Zone:

Type of Parcel Line	Agricultural (including Accessory Buildings and Structures)	Residential (including Accessory Buildings and Structures)
Front parcel line	30 metres	7.5 metres
Interior side parcel line	15 metres	3.0 metres
Exterior side parcel line	15 metres	4.5 metres
Rear parcel line	15 metres	3.0 metres

5. Height

In the R-2A Zone, the height of all principal buildings and structures must not exceed 10 metres, and the height of all accessory buildings must not exceed 6 metres, except in accordance with Section 3.09 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the R-2A Zone must not exceed 30 percent for all buildings and structures.

7. Parking

Off-street parking spaces in the R-2A Zone must be provided in accordance with Section 3.15 of this Bylaw.