

58. RURAL RESIDENTIAL 2 (RR2) ZONE

(1) Subdivision Requirements

- (a) The minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 8,000 m² (1.98 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 8,000 m² (1.98 ac), and no lot less than the average lot size shall be created by a strata plan.
- (b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.
- (c) Notwithstanding Paragraph (b), the minimum width of the access strip of a panhandle lot shall be 20 m (65.6').
- (d) In the case of a panhandle lot, the minimum lot area shall be exclusive of the access strip.

(2) Permitted Uses

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Rural Residential 2 (RR2) Zone:

- (a) Accessory uses and buildings, subject to Section 31, including:
 - (i) Boarding in a dwelling unit of not more than 4 persons
 - (ii) Breeding kennel of not more than 10 dogs, subject to Metchosin Animal Regulation and Impounding Bylaw including issuance of a kennel licence
 - (iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
 - (iv) The keeping of livestock and bees, subject to Subsection (5) *(Bylaw 635)*
 - (v) Secondary suite or detached secondary suite, subject to Section 23
- (b) Dwelling unit

(3) Density

- (a) Only 1 dwelling unit is permitted per lot.
- (b) Only 1 secondary suite or detached secondary suite is permitted per lot except that no secondary suite or detached secondary suite shall be permitted on a lot which has more than 1 dwelling unit.
- (c) The gross floor area of an accessory building shall not exceed 200 m² (2,153 ft²).

(4) Lot Coverage

- (a) The maximum lot coverage shall be 20% of the lot.
- (b) Notwithstanding Paragraph (a), where a lot is less than 930 m² (10,011 ft²) in area, the maximum lot coverage shall be 186 m² (2,002 ft²).

(5) Requirements for the Keeping of Livestock and Bees

(Bylaw 635)

For each 4,000 m² (.99 ac) of lot area or pro-rated portion thereof if less than 4,000 m² (.99 ac) of lot area, the keeping of livestock shall be limited to the following maximum numbers:

- (a) (i) 2 horses or cattle, or
 - (ii) 8 pigs, sheep or goats, or
 - (iii) any combination of the above with 1 animal from Subparagraph (i) being the equivalent of 4 from Subparagraph (ii).
- (b) in addition to Paragraph (a) above, 24 rabbits, game birds or poultry.
- (c) in addition to Paragraphs (a) and (b) above, 15 beehives per 4,000 m² (0.99 acre) of lot area or pro-rated portion thereof.

(Bylaw 635)

- (d) notwithstanding paragraph (c), where a lot is less than 4,000 m² (0.99 acres) in area, a maximum of 4 beehives is permitted.

(Bylaw 635)

(6) Yard Requirements

- (a) A front yard of not less than 7.5 m (24.6') shall be provided.
- (b) Side yards of not less than 3 m (9.8') shall be provided.
- (c) (i) A rear yard of not less than 10 m (32.8') shall be provided for a principal building.
- (ii) A rear yard of not less than 3 m (9.8') shall be provided for an accessory building.
- (d) Notwithstanding Paragraphs (a) through (c), buildings and structures:
 - (i) for a breeding kennel use or for the keeping of livestock shall be located not less than 30 (98.4') from the front lot line and not less than 15 m (49.2') from any other lot line.
 - (xvi) for a detached secondary suite, shall be located not less than 15 m (49.2') from any lot line.
- (e) In addition, buildings and structures referred to in Paragraph (d) shall be located to the satisfaction of the Medical Health Officer in respect of all nearby wells or watercourses which in his opinion could suffer contamination therefrom.
- (f) Notwithstanding Paragraphs (a) through (e), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

(7) Height of Buildings

- (a) The height of a building shall not exceed 10.5 m (34.5').
- (b) Notwithstanding paragraph (a), the height of a detached secondary suite shall not exceed 8 m (26.2').

(8) Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

(9) Placement of Signs

The placement of signs shall comply with Part 8 of this Bylaw.

(10) Minimum Lot Area for Specific Uses

- (a) The minimum lot area required for a detached secondary suite use is 0.8 ha (1.98 acres).