

SECTION 6

RURAL RESIDENTIAL ZONES

SECTION 6.1

RURAL RESIDENTIAL 1 (RR1) ZONE

6.1.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in the Rural Residential 1 (RR1) Zone:
 - a) *Residential*
 - b) *Home-based business*
 - c) *Agriculture*
 - d) *Accessory Uses, buildings and structures*

6.1.2 Residential Density

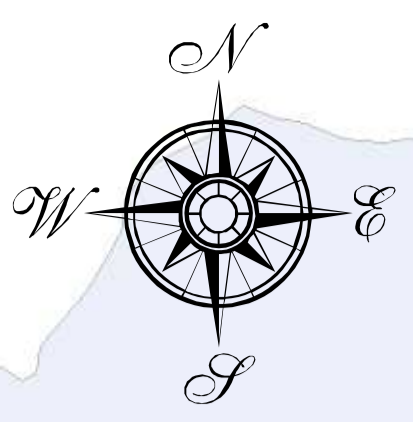
- (1) There shall be no more than one (1) *dwelling unit* on each *lot*.

6.1.3 Siting and Dimensions of Buildings, Structures and Uses

- (1) The *height* of a *dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building* or *structure* shall not exceed 6 metres.
- (3) No *building* or *structure* shall be sited within 7.5 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 3 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 7.5 metres of a *side lot line* that abuts a *highway*.
- (6) No *building* or *structure* shall be sited within 10 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 325 square metres and no single *accessory building* shall exceed 200 square metres in *floor area*.

6.1.4 Subdivision Density and Lot Area Requirements

- (1) Subject to Section 6.1.4(2), no *lot* having an area less than 0.4 hectares (1 acre) may be created by subdivision. No subdivision plan may be approved unless *lots* created by the subdivision have an average area of at least 0.8 hectares (2 acres).
- (2) No lot may be created as prescribed in Section 6.1.4(1) if:
 - a) that *lot* contains part of an electrical transmission right of way described as Plan 3270 RW or as Plan 3242 RW, and if,
 - b) that *lot* contains less than 0.6 hectares (1.5 acres) of land that does not contain part of such a right of way.



District of Highlands

Zoning Designations

(Consolidated Schedule A to Bylaw No. 100, 1998)

Squally Reach

Finlayson Arm

District of Saanich

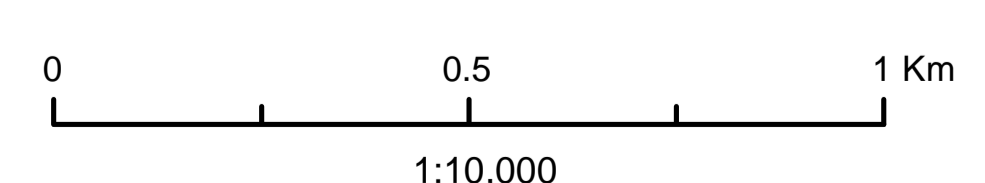
Town of View Royal

City of Langford

Legend

Zoning Designations

- Amenity Zones**
 - AM1 Amenity 1
 - AM2 Amenity 2
- Comprehensive Development Zones**
 - BMCD1 Bear Mountain Comprehensive Development 1
 - CD2 1150 Bear Mountain Parkway
- Conservation Zones**
 - C1 Conservation 1
- Greenbelt Zones**
 - GB1 Greenbelt 1
 - GB1A Greenbelt 1A
 - GB2 Greenbelt 2
- Industrial Zones**
 - M1 General Industrial
 - M2 Medium Industrial
 - M3 Highest Industrial
- Park Zones**
 - P1 Park 1
- Public Zones**
 - P2 Public 2
 - P3 Public 3
- Rural Zones**
 - R1 Rural 1
 - R2 Rural 2
 - R3 Rural 3
 - R3A Rural 3A
 - R3B Rural 3B
 - R3C Rural 3C
 - R3D Rural 3D
 - R4 Rural 4
 - R5 Rural 5
 - R6 Rural 6
 - R7 Rural 7
- Rural Residential Zones**
 - RR1 Rural Residential 1
 - RR2 Rural Residential 2
 - RR2A Rural Residential 2A
 - RR3 Rural Residential 3
 - RR4 Rural Residential 4
 - RR5 Rural Residential 5
 - RR7 Rural Residential 7
 - RR8 Rural Residential 8
 - RR13 Rural Residential 13
 - RR14 Rural Residential 14
 - RR15 Rural Residential 15
 - RR16 Rural Residential 16
- Water Zones**
 - W1 Water 1
 - W2 Water 2



1:10,000



As adopted February 16, 1998 and modified by subsequent amendments up to and including Bylaw No. 349. Zoning boundaries are approximate, please refer to the documents on file at the District office for the exact location of boundaries.

Map Projection: Universal Transverse Mercator - Nad 83 Z-10 N
Last Revision: November, 2018

