

**R-2 – RURAL RESIDENTIAL 2****SECTION 4.14****4.14.1 Permitted Principal Uses**

- a) Dwelling Unit

**4.14.2 Permitted Accessory Uses**

- a) Accessory Buildings and Structures
- b) Home Based Business
- c) Secondary Suite<sup>1</sup>

**4.14.3 Regulations Table**

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per 1 ha
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	40 metres
d) Maximum Lot Coverage	25 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from <ul style="list-style-type: none"><li>i) Front and Exterior Side Lot Line</li><li>ii) All Other Lot Lines</li></ul>	4.5 metres 2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) General Land Use Regulations	Refer to Section 2 – General Regulations

**4.14.4 Additional R-2 Zones**

Principal and accessory uses as set out in Section 4.23 (R-2.1 to R-2.55 inclusive) are permitted in addition to those uses permitted in the R-2 zone.<sup>2</sup>

<sup>1</sup> Bylaw No. 1285.19, adopted May 27, 2014

<sup>2</sup> Bylaw No. 1285.01, adopted April 13, 2004



R-2.47	Lot 7, Block 521, Nanoose District, Plan 43393 (1964 Errington Road)	Kennel
R-2.48 / A-1.14	Lot 2, District Lot 139, Nanoose District, Plan 22824 (1244 Ruffles Road)	A-1 portion horse riding ring, boarding and breeding. R-2 portion agriculture <sup>1</sup>
<b>R-2.49</b>	<b>Lot 2, District Lot 138, Nanoose District, Plan VIP56205 (774 Shawn Road)</b>	<b>Two Dwelling Units only</b>
R-2.50	Lot 5, Block 521, Nanoose District, Plan 43393 (1910 Errington Road)	One Dwelling Unit and one suite above the workshop only
R-2.51	Lot B, District Lot 114, Nanoose District, Plan VIP53102 (1810 Gibbs Road)	Two Dwelling Units only
R-2.52	Lot A, District Lot 138, Nanoose District, Plan VIP60112 (2021 Sunking Road)	Two Dwelling Units only
R-2.53	Parcel A (DD 37744-N) of Lot 5, District Lot 149, Nanoose District, Plan 1917 (1119 and 1123 Station Road)	Three Dwelling Units <sup>2</sup>
R-2.54 <sup>3</sup>	Lot 1, District Lot 136, Nanoose District, Plan 21407 (908 Little Mountain Road)	Two Dwelling Units only.
R-2.55/ A-1.13	Lot 1, District Lot 139, Nanoose District, Plan 24924 (1290 Ruffles Road)	RV Storage to a maximum of 0.7 ha on the whole parcel <sup>4</sup>

### **Additional R-3 Zones**

The following uses and regulations apply to lots in the following zones in addition to the regulations in the R-3 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

<b>Zone</b>	<b>Lot Description</b>	<b>Regulations</b>
R-3.1	Lot 9, District Lot 143, Plan 2064, Nanoose District (2384 Alberni Highway)	Four Dwelling Units only
R-3.2	Lot 29, District Lot 139, Plan 1989, Nanoose District (1400 Memorial Road)	Vehicle Wrecking Yard as a Home Based Business only
R-3.3	Lot A, District Lot 143, Nanoose District, Plan 23178 (951 Coombs Road)	Two Dwelling Units and a Kennel only

<sup>1</sup> Bylaw No. 1285.26, adopted June 28, 2016

<sup>2</sup> Bylaw No. 1285.05, adopted October 25, 2005

<sup>3</sup> Bylaw No. 1285.01, adopted April 13, 2004 (R-2.30 to R-2.54 inclusive)

<sup>4</sup> Bylaw No. 1285.05, adopted October 25, 2005