

Section 6.01 – Agriculture 1 (AG1) Zone

(Replaced by Bylaw No. 1662)

The intent of the AG1 Zone is to permit agricultural and limited non-agricultural uses on land designated as Agricultural Land Reserve (ALR).

6.01.01 Permitted Uses

The following **uses** and no others are permitted in the AG1 Zone, subject to approval by the Agricultural Land Commission, where required:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Agriculture**;
- (3) **Boarding kennel**, on **lots** with a **lot area** greater than or equal to 4 ha (9.9 ac) and subject to Section 3.10;
- (4) **Breeding kennel**, subject to Section 3.11;
- (5) **Cemetery**;
- (6) **Dwelling, one-family**;
- (7) **Dwelling, two-family**, on **lots** with a **lot area** greater than or equal to 835 m² (8,987.9 ft²) and subject to Section 3.07;
- (8) **Farm use**;
- (9) **Golf course**;
- (10) **Group daycare**, subject to Subsection 3.26.02;
- (11) **Home occupation**, subject to Section 3.09;
- (12) **Intensive agriculture**, on **lots** with a **lot area** greater than or equal to 4 ha (9.9 ac);
- (13) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08;
- (14) The keeping of not more than four **boarders** in a **one-family dwelling**;
- (15) Uses **accessory** to a **principal use** permitted in this **Zone**; and
- (16) Uses permitted by Section 3.01 of this Bylaw.

6.01.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 4 ha (9.9 ac) may be created by subdivision.

- (2) Despite Article (1), the **lot** legally described as Lot 6, Block B, Section 88, Metchosin District, Plan 1139 (3420 Luxton Road) may be subdivided into **lots** with **lot areas** of not less than 1.3 ha (3.2 ac).
- (3) Despite Article (1), the **lot** legally described as Parcel D (DD 1440791), Section 79, Metchosin District, Except Parcel No. 1 (DD 1509931) Thereof and Except Part in Plan VIP74070, may be subdivided into **lots** with **lot areas** of not less than 1.76 ha (4.4 ac).
- (4) Notwithstanding subsection 6.01.02(1), a lot having an area not less than 3,000 m² (0.74 ac) may be created from land legally described as: Lot 5, Section 98, 99 and 100, Metchosin District, Plan 20923 Except Part in Plan VIP52592; and Lot 5, Block 3, Sectoins 89, 97, 98, 99, 100, 100A, 101 and 101A, Metchosin District, Plan 1817 except part in plan VIP52253.

6.01.03 Density of Development

- (1) There may not be more than one **residential building** on a **lot**.
- (2) Despite Article (1), one additional **one-family dwelling, modular home or mobile home** used for the sole purpose of housing farm employees may be located on a **lot** classified as a farm pursuant to the *Assessment Act*.
- (3) Despite Articles (1) and (2), one additional **one-family dwelling, modular home or mobile home** used for the sole purpose of housing an immediate family member of the owner may be located on a **lot** in accordance with the *Agricultural Land Commission's Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.

6.01.04 Height and Size of Principal Use Buildings

- (1) No **building** or **structure** may exceed a **height** of 10.5 m (34.5 ft).
- (2) Despite Article (1), the **height** of a **building** for **agriculture** or **intensive agriculture use** may not exceed 12 m (39.4 ft).

6.01.05 Setbacks

- (1) No **building** or **structure** may be located:
 - (a) Within 7.5 m (24.6 ft) of any **front lot line**; or
 - (b) Within 3 m (9.8 ft) of any **side lot line**; except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or
 - (c) Within 10 m (32.8 ft) of any **rear lot line**; and
- (2) Despite Article (1), the siting of any **building** or **structure** used for **agriculture** or **intensive agriculture** must comply with Section 3.05 of this Bylaw.
- (3) Despite Article (1), the siting of any **building, structure** or open space used by dogs as part of a **boarding kennel** or **breeding kennel** must comply with Sections 3.10 and 3.11 of this Bylaw.

Section 6.10 – Rural Residential 1 (RR1) Zone

(Replaced by Bylaw No. 1662)

The intent of the RR1 Zone is to permit one-family residential uses on large rural lots.

6.10.01 Permitted Uses

The following **uses** and no others are permitted in the RR1 Zone:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Community garden**;
- (3) **Dwelling, one-family**;
- (4) **Home occupation**, subject to Section 3.09;
- (5) **Secondary suite, garden suite, or carriage suite** in a **one-family dwelling**, subject to Section 3.08;
- (6) The keeping of not more than two **boarders** in a **one-family dwelling**;
- (7) **Uses accessory** to a **principal use** permitted in this **Zone**; and
- (8) **Uses** permitted by Section 3.01 of this Bylaw.

6.10.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 1,500 m² (0.37 ac) may be created by subdivision.
- (2) No **lot** having a **lot width** less than 20 m (65.6 ft) may be created by subdivision.
- (3) No **lot** having a **lot depth** less than 34 m (111.5 ft) may be created by subdivision.
- (4) Despite Article 6.10.02(1), no **lot** having a **lot area** less than 1 ha (2.47 ac) may be created by subdivision unless that **lot** is serviced by the municipal sanitary sewer system.

6.10.03 Density of Development

- (1) There may not be more than one **residential building** on a **lot**, exclusive of either a garden suite or carriage suite;
- (2) The **gross floor area** of any dwelling may not exceed 600 m² (6,458.4 ft²).
- (3) **Residential buildings** and **accessory buildings** combined may not exceed a **floor area ratio** of 0.55.

6.10.04 Lot Coverage

- (1) **Lot coverage** of the **residential building** may not exceed 35%.
- (2) **Lot coverage** of all **buildings** and **structures** may not exceed 50%.

6.10.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 9 m (29.5 ft).

6.10.06 Setbacks

No **building** or **structure** may be located:

- (1) Within 7.5 m (24.6 ft) of any **front lot line**; or
- (2) Within 3 m (9.8 ft) of any **interior side lot line**; or
- (3) Within 7.5 m (24.6 ft) of any **exterior side lot line**; or
- (4) Within 7.5 m (24.6 ft) of any **rear lot line**.

Section 6.11 – Rural Residential 2 (RR2) Zone

(Replaced by Bylaw No. 1662)

The intent of the RR2 Zone is to permit one- and two-family residential uses on moderately large rural lots.

6.11.01 Permitted Uses

The following **uses** and no others are permitted in the RR2 Zone:

- (1) **Accessory buildings and structures**, subject to Section 30.5;
- (2) **Agriculture**;
- (3) **Boarding kennel**, on **lots** with a **lot area** greater than or equal to 4 ha (9.9 ac) and subject to Section 3.10;
- (4) **Breeding kennel**, subject to Section 3.11;
- (5) **Community garden**;
- (6) **Cemetery**;
- (7) **Dwelling, one-family**;
- (8) **Dwelling, two-family**, on **lots** with a **lot area** greater than or equal to 835 m² (8,987.9 ft²) and subject to Section 3.07;
- (9) **Equestrian facility**;
- (10) **Golf course**;
- (11) **Group daycare**, subject to Subsection 3.26.02;
- (12) **Home occupation**, subject to Section 3.09;
- (13) **Intensive agriculture**, on **lots** with a **lot area** greater than or equal to 4 ha (9.9 ac);
- (14) **Secondary suite, garden suite, or carriage suite** in a **one-family dwelling**, subject to Section 3.08;
- (15) The keeping of not more than four **boarders** in a **one-family dwelling**;
- (16) **Uses accessory** to a **principal use** permitted in this **Zone**; and
- (17) **Uses** permitted by Section 3.01 of this Bylaw.

6.11.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 4 ha (9.9 ac) may be created by subdivision.
- (2) Despite Article (1), the **lot** legally described as Lot 6, Block B, Section 88, Metchosin District, Plan 1139 (3420 Luxton Road) may be subdivided into **lots** with **lot areas** of not less than 1.3 ha (3.2 ac).
- (3) Despite Article (1), the **lot** legally described as Lot A, Section 83, Metchosin District, Plan 18993 (3504 Happy Valley Road) may be subdivided into **lots** with **lot areas** not less than 1,100 m² (11,840.3 ft²) and the **lot** legally described as Lot 1, Sections 83 and 84, Metchosin District, Plan VIP64069 (3512A Happy Valley Road) may be subdivided into **lots** with **lot areas** not less than 685 m² (7,373.3 ft²).

6.11.03 Density of Development

- (1) There may not be more than one **residential building** on a **lot**, exclusive of either a garden suite or carriage suite;
- (2) Despite Article (1), one additional **one-family dwelling** used for the sole purpose of housing farm employees may be located on a **lot** classified as a farm pursuant to the *Assessment Act*, where such **lot** is 4 ha (9.9 ac) or more in **lot area**.

6.11.04 Height and Size of Principal Use Buildings

- (1) No **building** or **structure** may exceed a **height** of 10.5 m (34.4 ft).
- (2) Despite Article (1), the **height** of a **building** for **agriculture** or **intensive agriculture use** may not exceed 12 m (39.4 ft).

6.11.05 Setbacks

- (1) No **building** or **structure** may be located:
 - (a) Within 7.5 m (24.6 ft) of any **front lot line**; or
 - (b) Within 3 m (9.8 ft) of any **side lot line**; except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or
 - (c) Within 10 m (32.8 ft) of any **rear lot line**.
- (2) Despite Article (1), the siting of any **building** or **structure** used for **agriculture** or **intensive agriculture** must comply with Section 3.05 of this Bylaw.
- (3) Despite Article (1), the siting of any **building, structure** or open space used by dogs as part of a **boarding** or **breeding kennel** must comply with Sections 3.10 and 3.11 of this Bylaw.
- (4) Despite Article 3.08.03(3)(a) a carriage suite may be located not less than 2.5 m (8.2 ft) from a one-family dwelling on the lot legally described as Lot A, Section 83, Metchosin District, Plan 18993, PID 003-673-413 (3504 Happy Valley Road).

Section 6.12 – Rural Residential 3 (RR3) Zone

(Replaced by Bylaw No. 1662)

The intent of the RR3 Zone is to permit one-family residential uses on smaller rural lot.

6.12.01 Permitted Uses

The following **uses** and no others are permitted in the RR3 Zone:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Community garden**;
- (3) **Dwelling, one-family**;
- (4) **Dwelling, two-family**, on the property legally described as Lot 5, Section 80, Metchosin District, Plan 7142, Except Parcel “A” (DD 247137-I) Thereof (3622 Happy Valley Road) and subject to Section 3.07;
- (5) **Group daycare**, subject to Subsection 3.26.02;
- (6) **Home occupation**, subject to Section 3.09;
- (7) **Secondary suite, garden suite, or carriage suite** in accordance with Section 3.08
- (8) The keeping of not more than four **boarders** in a **one-family dwelling**;
- (9) **Uses accessory** to a **principal use** permitted in this **Zone**; and
- (10) **Uses** permitted by Section 3.01 of this Bylaw.

6.12.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 1 ha (2.5 ac) may be created by subdivision.
- (2) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision.
- (3) No **lot** having a **building envelope** with a width or depth less than 7 m (23 ft) nor an area less than 186 m² (2,002.1 ft²) may be created by subdivision.
- (4) Despite Article 6.12.02(1), on land whose legal description is set out in Table 1 of Schedule “AD”, the minimum **lot area** for subdivision may be 550 m² (5,920.2 ft²) if the owner of the land proposed to be subdivided pays to the City the amount specified in Column 4 of Table 1 of Schedule “AD” prior to the time of subdivision.

6.12.03 Density of Development

There may not be more than one **residential building** on a **lot**, exclusive of either a garden suite or carriage suite.

6.12.04 Regulations for Two-Family Dwelling Use

A **two-family dwelling** is subject to the regulations of the R2 Zone and not the regulations of this **Zone**.

6.12.05 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 50%.

6.12.06 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 9 m (29.5 ft).

6.12.07 Setbacks

No **building** or **structure** may be located:

- (1) Within 6 m (19.7 ft) of any **front lot line** or **rear lot line**; or
- (2) Within 1.5 m (4.9 ft) of any **interior side lot line**; or
- (3) Within 4.5 m (14.8 ft) of any **exterior side lot line**; except that no **garage** or **carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

Section 6.13 – Rural Residential 4 (RR4) Zone

(Replaced by Bylaw No. 1662)

The intent of the RR4 Zone is to permit one- and two-family residential uses on smaller rural lots with sanitary sewer service, and to maintain large lots where community sanitary sewer is not provided.

6.13.01 Permitted Uses

The following **uses** and no others are permitted in the RR4 Zone:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Agriculture**;
- (3) **Boarding kennel**, subject to Section. 3.10;
- (4) **Breeding kennel**, subject to Section. 3.11;
- (5) **Community garden**;
- (6) **Dwelling, one-family**;
- (7) **Dwelling, two-family**, on **lots** with a **lot area** greater than or equal to 835 m² (8,987.9 ft²), a **lot width** greater than or equal to 18 m (59.1 ft), and subject to Section 3.07;
- (8) **Group daycare**, subject to Subsection 3.26.02;
- (9) **Home occupation**, subject to Section 3.09;
- (10) **Intensive agriculture**, on **lots** with a **lot area** greater than or equal to 4 ha (9.9 ac);
- (11) **Secondary suite garden suite**, or **carriage suite** in a **one-family dwelling**, in accordance with Section 3.08;
- (12) The keeping of not more than four **boarders** in a **one-family dwelling**;
- (13) **Truck terminal facility** on the property legally described as Lot 1, Sections 99 and 100, Metchosin District, Plan 20923, Except That Part in Plan 51055 and VIP75263, PID No. 003-488-250 (2981 and 2985 Awsworth Road); *(Bylaw No. 1897)*
- (14) **Uses accessory** to a **principal use** permitted in this **Zone**; and
- (15) **Uses** permitted by Section 3.01 of this Bylaw.

6.13.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 0.4 ha (1 ac) may be created by subdivision.
- (2) Despite Article 6.13.02(1), no **lot** having a **lot area** less than 40 ha (98.8 ac) may be created by subdivision unless that **lot** is serviced by the municipal sanitary sewer system.
- (3) Despite Articles 6.13.02(1) and (2), a **lot** having a **lot area** less than 2,000 m² (0.5 ac) may be created by subdivision from land legally described as Lot 3, Sections 98 and 99, Metchosin District, Plan 20923 Except Part in Plan CIP51472 (2983 Sooke Road); Lot 5, Sections 98, 99 and 100, Metchosin District, Plan 20923 Except Part in Plan VIP52595 (2965 Sooke Road); and Lot 5, Block 3, Sections 89, 97, 98, 99, 100, 100A, 101 and 101A, Metchosin District, Plan 1817 Except Part in Plan VIP52253 (2961 Sooke Road).
- (4) Despite Article 6.13.02(2), on properties legally described as Strata Lot 1 and 2, Section 26, Goldstream District, Strata Plan VIS5460 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V (1319 and 1323 Ravensview Dr), no **lot** having a **lot area** less than 0.70 ha (1.7 ac) may be created by subdivision in the Rural Residential 4 (RR4) Zone, unless that **lot** is serviced by a municipal sanitary sewer system, except that no **lot** created under this regulation may contain a **secondary suite garden suite**, or **carriage suite**.
- (5) Despite Article 6.13.02(2), a **lot** with a **lot area** less than 40 ha (98.8 ac) but not less than 2.7 ha (6.7 ac) may be created by subdivision without connection to the municipal sanitary sewer system on the property legally described as That Portion of the Southerly 11 Chains of Section 81, Metchosin District, Lying Westerly of the Happy Valley Road, Except Those Parts in Plans 28272 and VIP52319 (3690 Happy Valley Road).
- (6) Despite Article 6.13.02(2), on properties legally described as Strata Lot 1 and 2, Section 26, Goldstream District, Strata Plan VIS5460 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown of Form V (1319 and 1323 Ravensview Dr), no **lot** having a **lot area** less than 0.7 ha (17.3 ac) may be created by subdivision, unless the **lot** is serviced by a municipal sanitary sewer system. No **lot** created under this regulation may contain a **secondary suite**.

6.13.03 Other Regulations for Two-Family Dwellings

Despite the other regulations in this Section, **two-family dwellings** are prohibited on **panhandle lots**.

6.13.04 Density of Development

- (1) There may not be more than one **residential building** per **lot**, exclusive of either a garden suite or carriage suite;
- (2) Despite Article 6.04.04(1), on land legally described as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, Section 26, Goldstream District, Plan VIP68970 there may be two **one-family dwellings** on a **lot** if:
 - (a) Neither of the buildings has a **gross floor area** less than 85% of the **gross floor area** of the other **building**, and neither **building** has a **building footprint** greater than 242 m² (2,604.9 ft²);

- (b) Each of the **buildings** is oriented to the fronting street;
- (c) Neither of the **buildings** has a width or depth less than 9.7 m (31.8 ft); and
- (d) Neither of the **buildings** contains a **secondary suite** nor have a garden suite or carriage suite.

6.13.05 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed either 30% or 1,000 m² (10,763.9 ft²).

6.13.06 Height and Size of Principal Use Buildings

- (1) No **building** or **structure** may exceed a **height** of 10.5 m (34.4 ft).
- (2) Despite Article (1), the **height** of a **building** for **agriculture** or **intensive agriculture use** may not exceed 12 m (39.4 ft).

6.13.07 Setbacks

- (1) No **building** or **structure** may be located:
 - (a) Within 7.5 m (24.6 ft) of any **front lot line**; or
 - (b) Within 3 m (9.8 ft) of any **side lot line**; except that no **garage** or **carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or
 - (c) Within 10 m (32.8 ft) of any **rear lot line**.
- (2) Despite Article (1), the siting of any **building** or **structure** used for **agriculture** or **intensive agriculture** must comply with Section 3.05 of this Bylaw.

Section 6.14 – Rural Residential 5 (RR5) Zone

(Replaced by Bylaw No. 1662)

The intent of the RR5 Zone is to permit one-family residential uses on smaller rural lots with community sanitary sewer service, and to maintain large lot areas where community sanitary service is not provided.

6.14.01 Permitted Uses

The following **uses** and no others are permitted in the RR5 Zone:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Community garden**;
- (3) **Dwelling, one-family**;
- (4) **Dwelling, two-family**, subject to Section 3.07;
- (5) **Group daycare** , subject to Subsection 3.26.02;
- (6) **Home occupation**, subject to Section 3.09;
- (7) **Secondary suite, garden suite, or carriage suite** in a **one-family dwelling**, subject to Section 3.08;
- (8) The keeping of not more than four **boarders** in a **one-family dwelling**;
- (9) The keeping of **animals for domestic purposes**, on a **lot** with a **lot area** greater than or equal to 4,000 m² (0.99 ac);
- (10) **Uses accessory** to a **principal use** permitted in this **Zone**; and
- (11) **Uses** permitted by Section 3.01 of this Bylaw.

6.14.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 0.4 ha (1 ac) may be created by subdivision.
- (2) Despite Article 6.05.02(1), no **lot** having a **lot area** less 40 ha (98.8 ac) may be created by subdivision unless that **lot** is serviced by the municipal sanitary sewer system.

6.14.03 Density of Development

- (1) There may not be more than one **residential building** on a **lot**, exclusive of either a garden suite or carriage suite;
- (2) Despite Article 6.14.03(1), there may be two **residential buildings** on the property legally described as Lot 1, Block 2, Section 86, Metchosin District, Plan 1524 (3294 Happy Valley Road) if:
 - (a) Each **building** is oriented towards the street;

- (b) The **gross floor area** of one **building** is not less than 85% of the **gross floor area** of the other **building**;
- (c) Each **building** has a separate driveway; and
- (d) Neither **building** on a single **lot** has a **secondary suite, garden suite, or carriage suite**.

6.14.04 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 10.5 m (34.4 ft).

6.14.05 Setbacks

- (1) No **building** or **structure** may be located:
 - (a) Within 7.5 m (24.6 ft) of any **front lot line**; or
 - (b) Within 3 m (9.8 ft) of any **side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of that **exterior side lot line**; or
 - (c) Within 10 m (32.8 ft) of any **rear lot line**.
- (2) Despite Article (1), a **building** or **structure** in a building strata plan may, for the purpose of aiding in the orientation of a dwelling to the street, be located within 1.5 m (4.9 ft) of a **rear lot line**, where that **lot line abuts** an **interior side lot line** of another **lot** AND where the **setback** to the **interior side lot line** has been increased to at least 10 m (32.8 ft).

Section 6.15 - Rural Residential 6 (RR6) Zone

(Replaced by Bylaw No. 1662)

The intent of the RR6 Zone is to permit one-family residential uses and carriage housing on conventional sized lots.

6.15.01 Permitted Uses

The following **uses** and no others are permitted in the RR6 Zone:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Community garden**;
- (3) **Dwelling, one-family**;
- (4) **Group daycare**, subject to Subsection 3.26.02;
- (5) **Home occupation**, subject to Section 3.09;
- (6) **Secondary suite, garden suite, or carriage suite** on lots 500 m² (5,382 ft²) or greater and in accordance with Section 3.08;
- (7) The keeping of not more than four **boarders** in a **one-family dwelling**;
- (8) **Uses accessory** to a **principal use** permitted in this **Zone**; and **Uses** permitted by Section 3.01 of this Bylaw.

6.15.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 1 ha (2.5 ac) may be created by subdivision.
- (2) No **lot** having a **lot width** less than 14 m (45.9 ft) may be created by subdivision.
- (3) No **lot** having a **building envelope** with a width or depth less than 7 m (23 ft) nor an area less than 186 m² (2,002.1 ft²) may be created by subdivision.
- (4) Notwithstanding Subsection 6.15.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum parcel area for subdivision may be 500 m² (5,382 ft²) if the owner of the land proposed to be subdivided:
- (5) Pays to the City the amount specified in Column 4 of table 1 of Schedule AD, prior to the time of subdivision.

6.15.03 Density of Development

There may not be more than one **residential building** on a **lot**, exclusive of any **secondary suite, garden suite, or carriage suite**.

6.15.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 50%.

6.15.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 9 m (29.5 ft).

6.15.06 Setbacks

No **building** or **structure** may be located:

- (1) Within 4.5 m (14.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or
- (2) Within 5.5 m (18 ft) of any **rear lot line**; or
- (3) Within 1.5 m (4.9 ft) of any **interior side lot line**; or
- (4) Within 3 m (9.8 ft) of any **exterior side lot line**; except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

Section 6.16 – Rural Residential 6A (RR6A) Zone

(Replaced by Bylaw No. 1662)

The intent of the RR6A Zone is to permit one-family residential uses and carriage housing on conventional sized lots.

6.16.01 Permitted Uses

The following **uses** and no others are permitted in the RR6A Zone:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Community garden**;
- (3) **Dwelling, one-family**;
- (4) **Group daycare** , subject to Subsection 3.26.02;
- (5) **Home occupation**, subject to Section 3.09;
- (6) **Secondary suite, garden suite, or carriage suite** in accordance to Section 3.08;
- (7) The keeping of not more than four **boarders** in a **one-family dwelling**;
- (8) **Uses accessory** to a **principal use** permitted in this **Zone**; and
- (9) **Uses** permitted by Section 3.01 of this Bylaw.

6.16.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 1 ha (2.5 ac) may be created by subdivision.
- (2) No **lot** having a **lot width** less than 14 m (45.9 ft) may be created by subdivision.
- (3) No **lot** having a **building envelope** with a width or depth less than 7 m (23 ft) nor an area less than 186 m² (2,002.1 ft²) may be created by subdivision.
- (4) Despite Article 6.16.02(1), on land whose legal description is set out in Table 1 of Schedule “AD”, the minimum **lot area** for subdivision may be 550 m² (5,920.2 ft²) if the owner of the land proposed to be subdivided pays to the City the amount specified in Column 4 of Table 1 of Schedule “AD”, prior to the time of subdivision.
- (5) No land may be subdivided into bare land strata lots having an average **lot area** of less than 1 ha (2.5 ac), if any of the strata **lots** in the strata plan has a **lot area** of less than 550 m² (5,920.2 ft²).

6.16.03 Density of Development

There may not be more than one **residential building** on a **lot**, exclusive of any garden suite or carriage suite.

6.16.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 50%.

6.16.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 9 m (29.5 ft).

6.16.06 Setbacks

No **building** or **structure** may be located:

- (1) Within 4.5 m (14.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or
- (2) Within 5.5 m (18 ft) of any **rear lot line**; or
- (3) Within 1.5 m (4.9 ft) of any **interior side lot line**; or
- (4) Within 3 m (9.8 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

Section 6.17 – Rural Residential 7 (RR7) Zone

(Replaced by Bylaw No. 1662)

The intent of the RR7 Zone is to permit one-family residential uses and carriage housing on larger lots.

6.17.01 Permitted Uses

The following **uses** and no others are permitted in the RR7 Zone:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Community garden**;
- (3) **Dwelling, one-family**;
- (4) **Group daycare**, subject to Subsection 3.26.02;
- (5) **Home occupation**, subject to Section 3.09;
- (6) **Secondary suite, garden suite, or carriage suite** in accordance with Section 3.08
- (7) The keeping of not more than four **boarders** in a **one-family dwelling**;
- (8) **Uses accessory** to a **principal use** permitted in this **Zone**; and
- (9) **Uses** permitted by Section 3.01 of this Bylaw.

6.17.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 1 ha (2.5 ac) may be created by subdivision.
- (2) No **lot** having a **lot width** less than 16 m (52.5 ft) may be created by subdivision.
- (3) No **lot** having a **building envelope** with a width or depth less than 7 m (23 ft) nor an area less than 186 m² (2,002.1 ft²) may be created by subdivision.
- (4) Despite Article 6.17.02(1), on land whose legal description is set out in Table 1 of Schedule “AD”, the minimum **lot area** for subdivision may be 800 m² (8,611.1 ft²) if the owner of the land proposed to be subdivided pays to the City the amount specified in Column 4 of Table 1 of Schedule “AD” prior to the time of subdivision.
- (5) No land may be subdivided into bare land strata **lots** having an average **lot area** of less than 1 ha (2.5 ac), if any of the strata **lots** in the strata plan have a **lot area** of less than 800 m² (8,611.1 ft²).

6.17.03 Density of Development

- (1) There may not be more than one **residential building** on a **lot**;
- (2) Despite Article 6.17.03(1), on lots with an area of no less than 400 m² (4,305 ft²) outside of any area protected by a non-disturbance covenant, a garden suite or carriage suite shall be permitted;
- (3) A **residential building** that encroaches onto a **lot** in the RR7 Zone on the date of adoption of Langford Zoning Bylaw, Amendment No. 441 (New RR7 (Rural Residential 7 – Klahanie) Zone), 2015 is deemed not to be a **residential building** on the **lot** for the purposes of Article 6.17.03(1).

6.17.04 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 35%.

6.17.05 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 9 m (29.5 ft).

6.17.05 Setbacks

No **building** or **structure** may be located:

- (1) Within 6 m (19.7 ft) of any **front lot line** or **rear lot line**; or
- (2) Within 3 m (9.8 ft) of any **interior side lot line**; or
- (3) Within 4 m (13.1 ft) of any **exterior side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

Section 6.18 – Rural Agriculture and Eco-Tourism (RAE1) Zone

(Replaced by Bylaw No. 1662)

The intent of the RAE1 Zone is to permit a mix of residential, agricultural/agri-tourism, eco-tourism and educational uses.

6.18.01 Permitted Uses

The following **uses** and no others are permitted in the RAE1 Zone:

General Uses:

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Uses accessory to a principal use** permitted in this **Zone**;
- (3) **Uses** permitted by Section 3.01 of this Bylaw;

Agricultural Uses:

- (4) **Agriculture**;
- (5) **Commercial nursery and greenhouse**;
- (6) **Equestrian facility**;
- (7) **Intensive agriculture** on **lots** with a **lot area** of 4 ha (9.9 ac) or more;

Educational Uses:

- (8) **Preschool**;
- (9) **School**;

Agri-Tourism and Eco-Tourism Uses:

The following **uses** are permitted as **accessory uses** to any agricultural or educational **use**:

- (10) **Campground**;
- (11) **Dormitory**, consisting of a single unit (cabin) or multiple units (bunkhouses);
- (12) Rental of recreational equipment including, but not limited to: bicycles, kayaks and canoes, horses, clothing and outdoor gear;

Residential Uses:

- (13) **Dwelling, one-family;**
- (14) **Home occupation**, subject to Section 3.09; and
- (15) **Secondary suite** in a **one-family dwelling**, subject to Section 3.08.

6.18.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 0.4 ha (1 ac) may be created by subdivision.
- (2) Despite Article 6.18.02(1), no **lot** having a **lot area** less than 40 ha (98.8 ac) may be created by subdivision unless that **lot** is serviced by the municipal sanitary sewer system.

6.18.03 Density of Development

- (1) There may not be more than one **one-family dwelling** per **lot**.

6.18.04 Lot Coverage

- (1) **Lot coverage** of all **buildings** and **structures** may not exceed 20% or 1,000 m² (10,763.9 ft²).

6.18.05 Height and Size of Principal Use Buildings

- (1) No **building** or **structure** may exceed a **height** of 10.5 m (34.5 ft); and
- (2) Despite Article (1), the **height** of a **building** for **agriculture** or **intensive agriculture use** may not exceed 12 m (39.4 ft).

6.18.06 Setbacks

- (1) No **building** or **structure** may be located:
 - (a) Within 10 m (32.8 ft) of any **rear lot line**;
 - (a) Within 7.5 m (24.6 ft) of any other **lot line**; and
- (2) Despite Article (1), the siting of any **building** or **structure** used for **agriculture** or **intensive agriculture** must comply with Section 3.05 of this Bylaw.