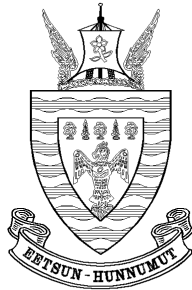


DISTRICT OF NORTH SAANICH



BYLAW NO. 1255

CONSOLIDATED FOR CONVENIENCE ONLY

A BYLAW TO REGULATE THE ZONING AND DEVELOPMENT OF REAL PROPERTY WITHIN THE MUNICIPALITY OF THE DISTRICT OF NORTH SAANICH

The amending bylaws which have been consolidated into "District of North Saanich Zoning Bylaw", a bylaw to regulate the zoning and development of real property within the Municipality of the District of North Saanich:

**1281, 1292, 1295, 1301, 1306, 1307, 1308, 1316, 1320, 1323
1325, 1344, 1347, 1353, 1357, 1359, 1369, 1370, 1371, 1372,
1373, 1381, 1382, 1405**

as of February 2016

**DISTRICT OF NORTH SAANICH ZONING AND DEVELOPMENT BYLAW
NO. 1255**

CONSOLIDATION

This consolidation of the District of North Saanich Zoning and Development Bylaw (1255) and amendments has been prepared exclusively for the use of the District of North Saanich for convenience only.

The District of North Saanich does not represent that this consolidation is accurate or complete and anyone using this material should confirm its content by reference to the original Bylaws.

DISTRICT OF NORTH SAANICH

DISTRICT OF NORTH SAANICH



BY LAW NO. 1255

A BYLAW TO REGULATE THE ZONING AND DEVELOPMENT OF REAL PROPERTY WITHIN THE MUNICIPALITY

DISTRICT OF NORTH SAANICH ZONING BYLAW NO. 1255

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NOW THEREFORE the Council of the District of North Saanich, in open meeting assembled, enacts as follows:

DIVISION 100

SCOPE AND INTERPRETATION

101. TITLE AND REPEAL

101.1. This Bylaw may be cited for all purposes as “District of North Saanich Zoning Bylaw No. 1255.”

101.2. The following Schedules are attached to and form a part of this Bylaw:
Schedule A – Zoning Map
Schedule B – Secondary Suites Permitted Area

101.3. The “District of North Saanich Zoning Bylaw 750 (1993)” and all its amendments are hereby repealed.

102. DEFINITIONS

102.1. In this Bylaw:

“**accessory**” means customarily associated with, but clearly incidental, subordinate and ancillary to a permitted use, building or structure on the same lot;

“**ALR**” or “**Agricultural Land Reserve**” means those lands designated pursuant to the *Agricultural Land Commission Act*;

BL 1371

“**agri-tourism use**” means an organized seasonal or temporary tourist activity, service of facility accessory to land that holds farm status under the *BC Assessment Act* and promotes or markets farm products grown, raised or processed on the farm to the traveling public through educational exhibits and programs and private and public special events. This use may include Commercial Kitchens, subject to the general conditions of the zone and i, ii.

A building or structure used or established for the purpose of agri-tourism on ALR Lands must:

- i. not exceed a maximum floor area of 125 m² indoors and 125 m² outdoors
- ii. be in compliance with the District Bylaws; BC Building Code and Fire Standard for the intended uses(s).

BL 1353

“**agricultural research facility**” means a research facility pertaining to agricultural activities and operations or farm uses excluding non-ALR medical marihuana operation;

BL 1405

BL 1405

“**ALR medical marihuana operation**” means the cultivation, growth, harvesting, processing, composting, destruction, packaging, storage and distribution of plants or parts of plants of the genus *Cannabis* (marihuana) as lawfully permitted and authorized under the Government of Canada’s Marihuana for Medical Purposes Regulations, on land that is located in the Agricultural Land Reserve;

“apartment” means the residential use of a building which contains three or more dwelling units with each dwelling unit having its principal access from a lobby or hallway common to other dwelling units and specifically excludes a motel or other temporary accommodation;

“assembly” means the use of a building providing for the non-commercial assembly of persons for religious, charitable, philanthropic, cultural, recreational or education purposes, and includes auditoriums, youth centres, social halls, group camps, educational schools, kindergartens, play schools, day nurseries, day care schools and churches;

“aviation business” means a commercial operation that is directly related to the aviation industry or to the activities at the Victoria International Airport, but specifically excludes temporary accommodation;

“bed and breakfast” means a home occupation within a single family residential dwelling that provides temporary accommodation in a bedroom and the provision of a breakfast, and subject to the provisions of Section 203;

“boarding and lodging” means the residential provision of sleeping accommodation in a dwelling unit which contains only one kitchen or food preparation area, with or without meals, to persons other than the family occupying the dwelling unit as a residence, for payment of rent;

“boat ramp” means a structure located on a shoreline to accommodate vehicles or trailers for the purpose of launching and hauling boats out of the water;

“building” means any structure and portion thereof, including mechanical devices, that are used or intended to be used for the purpose of supporting, sheltering or storing any use or occupancy;

“caretaker’s unit” means a residential dwelling unit, accessory to a non-residential building or use, for the purposes of providing security and maintenance of the lot or of buildings and structures on the same lot by the occupant (such as an owner, operator, manager or caretaker), and subject to the provisions of Section 205;

BL 1344 **“carriage house”** means a detached one-family dwelling accessory to a principal single family residential dwelling constructed on the top floor of a garage of a site on which is situated a one-family dwelling;

BL 1371 **“commercial kitchens”** means a permanent food preparation area for the purpose of “value-add” small scale food processing and education within the Agricultural Land Reserve, and where used for tourist activity the use, service or facility is subject to the terms of agri-tourism use;

“community care facility” means premises licensed pursuant to the *Community Care and Assisted Living Act*;

“convenience store” means retail sales of items regularly used by households, including food, beverage, books and magazines in a building or unit contained under one roof having a floor area not exceeding 350 m² (3766 ft²);

“corner lot” means a lot which abuts two or more public streets or roads where the interior angle of the intersection is less than 135 degrees;

“Director” means the Director of Development & Community Services of the District of North Saanich, as appointed by the District Council, and includes his/her designate;

“dwelling unit” means one self-contained unit with a separate entrance designed and used for year-round residential occupancy, with complete living facilities for one or more persons, including permanent provision for living, sleeping, cooking and sanitation, and excludes temporary accommodation;

“family” means two or more persons related by blood, marriage or adoption plus up to two unrelated persons, or up to four unrelated persons, living together communally as a single household and domestic unit;

BL 1371 **“farm camping”** means seasonal and temporary accommodations of the travelling public in tents, and for this purpose “temporary” means for not more than 30 consecutive days in one calendar year.

BL 1295 **“farm residential footprint”** means the portion of a lot that includes a principle farm residence and its accessory staff accommodation;

“farm retail sales” means the sale of farm products in an area (inclusive of indoor and outdoor space) not to exceed 300 m², provided that at least 50% of the area is limited to the sale of farm products produced on the farm on which the retail sales are taking place;

BL 1353
BL 1371
BL 1405 **“farm use”** means an occupation or use of land for farm purposes, including farming of land, plants, except for non-ALR medical marihuana operation, fish, and animals and any other similar activity designated as farm use by Act or Regulation, including but not limited to:

- (a) a farm operation as defined in the *Farm Practices Protection (Right to Farm) Act* excluding medical marihuana operation;
- (b) temporary farm worker housing on lots 4 hectares or larger and, is not to exceed an accumulative maximum floor area of 400m²;
- (c) land-based fish farming and accessory processing subject to the Agricultural Land Commission Act, and applicable provincial and federal enactments.

“farmers’ market” means a market for the sale of products produced on farms, with multiple farmer vendors, operated in a fixed location on a periodic basis, and includes accessory mobile food vendors and sale of arts and crafts;

“fence” means a vertical structure used to form a boundary to enclose or screen a lot or an area, but does not include a retaining wall;

“fire hall” means land and building(s) used for the storage, parking, maintenance and operation of vehicles and equipment actively used for fire protection activities (as defined in District of North Saanich Fire Department Bylaw No. 877, as amended from time to

time) and includes only the following accessory uses:

- (a) accommodation of fire protection professionals and volunteers and parking of their personal vehicles;
- (b) education and training of fire protection professionals and volunteers;
- (c) administrative functions; and
- (d) non-commercial social hall (with liquor use) only on the lot legally described as Lot 1, Section 19, Range 2 West, North Saanich District, Plan 22148 (986 Wain Road).

“float” means a floating structure which is free to rise and fall with sea level change and, for all conditions of tidal change, does not rest on the sea floor;

“floor area” means the area on any storey of a building measured to the outermost surface of the exterior walls, and includes the space occupied by interior walls and partitions;

“floor area, gross” means the total floor area of all storeys of a building, and excludes:

- (a) the first 65 m² (700 ft²) of any portion of a storey used for parking purposes in principal buildings only;
- (b) the floor area of any storey which has an internal height of 1.67m (5.5 ft.) or less; and
- (c) open sun decks, exterior stairs and uncovered swimming pools.

BL 1295

“floor area ratio” means the figure obtained when the gross floor area of all buildings on a lot is divided by the area of the lot;

“frontage” means that length of the front lot line;

“golf course” means an area of land laid out for the game of golf with a series of 9 or 18 holes, including tee, fairway and putting green, and includes accessory facilities such as a clubhouse, curling rink, racquet sports and fitness centres;

“grade, average finished” means the average elevation of the ground surface, calculated from the four corners of the smallest rectangle that encompasses the building or structure;

“grade, average natural” means the average elevation of natural grade calculated from the four corners of the smallest rectangle that encompasses the building or structure;

BL 1347

BL 1369

“guest cottage” means a self-contained dwelling unit accessory to a principal dwelling unit situated on the same lot, but not temporary accommodation, and subject to the provisions of Section 204;

“height” means the shortest distance from either the average natural grade or the average finished grade, whichever is lower, to the highest point of the building or structure;

“highway” includes a public street, road, path, lane, walkway, trail, bridge, viaduct, thoroughfare and any other way, but specifically excludes private rights of way on private

property;

“home occupation” means an occupation or profession carried on by a resident of the dwelling unit for consideration, accessory to the residential use of the lot, that does not change the residential character or appearance of the dwelling unit, building or lot, and subject to the provisions of Section 203;

BL 1353
BL 1405

“industrial” means the manufacturing, processing, assembling, fabricating, storing, transporting, distributing, testing, servicing or repairing of goods, materials or things, excluding goods from a non-ALR medical marihuana operation, and includes an accessory administration office;

“industrial, light” means an industrial use conducted entirely within a building, with no outdoor storage or unenclosed storage, that does not produce, discharge or emit across lot lines odorous, toxic or noxious matters or vapours, heat, glare, noise, radiation, or electrical interference or recurrently generated ground vibration, and specifically excludes:

- (a) the operation of sawmills, hammer mills, rolling mills, blast furnaces, foundries, drop forges, kilns, flour mills;
- (b) the incinerating, processing, rendering or canning of fish, animal, poultry or vegetable products;
- (c) the manufacturing, processing, refining or mixing of petroleum, bitumen, coal or tar products or derivatives and corrosive, noxious, highly flammable or explosive materials, chemicals, gases and fission or fusion products;
- (d) the smelting, refining and reducing of minerals or metallic ores;
- (e) the operation of stock yards, the slaughtering of animals or poultry;
- (f) the wrecking, salvaging or storing of salvage, scrap or junk, except as an accessory use;
- (g) the manufacturing of matches, paper, rubber or fertilizers; and
- (h) non-ALR medical marihuana operation.

BL 1353
BL 1405

“landscaping, hard” means any combination of boulders, paving, planters, sculptures and fences, arranged and maintained so as to enhance and embellish the appearance of a property, or where necessary, to effectively screen a lot, site or storage yard, but does not include off-street parking areas;

“landscaping, soft” means any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch and gravel, arranged and maintained so as to enhance and embellish the appearance of a property, or where necessary, to effectively screen a lot, site or storage yard, but does not include off-street parking areas;

“lane” means a highway more than 3 metres (9.84 ft.) but not greater than 8 metres (26.24 ft.) in width, intended to provide secondary access to a lot;

BL 1306

“laneway house” means a detached dwelling unit accessory to a principal single family residential dwelling on a lot that abuts two streets or a street and a lane that is open to traffic;

“loading space” means a space for the loading or unloading of a vehicle, either outside or inside a building or structure, but specifically excludes manoeuvring aisles and other areas providing access to the space;

BL 1369

“lot” means a parcel of land registered in the Land Title Office and strata lots created by bare land strata subdivision, and in the case of that area of the District lying to the south of Towner Park Road and to the west of the road allowance immediately west of Plan 3577, includes those 27 unsubdivided plots of land described in the plan prepared for the Towner Bay Country Club Limited by A.S.G. Musgrave, B.C.L.S. and certified correct on November 29, 1941;

“lot coverage” means the total horizontal area of all buildings, and including both covered and uncovered swimming pools, as measured from the outermost perimeter of all buildings on the lot and the edge of the swimming pool if not in a building, and expressed as a percentage of the lot area;

“lot depth” means the distance between the front lot line and the most distant part of the rear lot line of a lot;

“lot line” means the property lines or boundaries of a lot as identified by survey or other description registered in the Land Title Office;

“lot line, exterior side” means the lot line or lines connecting the front and rear lot lines and common to the lot and a highway;

“lot line, front” means the lot line or lines common to a lot and an abutting highway, except:

- (a) in the case of a corner lot in a Residential Zone, the shorter lot line that abuts the highway is deemed to be the front lot line,
- (b) in the case of a corner lot in a Commercial Zone or Industrial Zone, the location of the main access point to the building (or lot if there is no building) is deemed to be the front lot line, and
- (c) in the case of a panhandle lot, means the lot line or lines common to a lot and an abutting highway and the lot line approximately parallel to such line at the end of the panhandle or access strip;

“lot line, interior side” means the lot line or lines connecting the front and rear lot lines and common to the lot and another lot or common to the lot and a lane;

BL 1306

“lot line, rear” means the lot line or lines opposite to and most distant from the front lot line, and, in the case of a triangular shaped lot, a line 3 m (9.8 ft.) in length entirely within the lot, parallel to and at a maximum distance from the front lot line; for clarity, the lot line abutting a lane is the rear lot line;

“lot line, side” includes both interior side lot lines and exterior side lot lines;

“lot width” means the length of a straight line perpendicular to a straight line connecting the mid-point of the front lot line and rear lot line, except:

- (a) in the case of a panhandle lot, the front lot line is the portion not abutting the highway at the end of the access strip, and

- (b) in the case of a lot on the rounded portion of cul de sac, the measurement is taken 10 metres (32.8 ft.) back from the centre-point of the front lot line (instead of midpoint between front lot line and rear lot line);

“marina class A” means the use of land, building(s) and structures for the commercial or non-commercial moorage of watercraft, and the accessory use, buildings and structures for the following only: a chandlery, bait and tackle shop, an area for non-commercial boat and engine repairs, a marine fuelling station, administrative facilities, park, open area recreation and outdoor recreation, and boat launching, and may also include a lounge, dining room or coffee shop, and boat shelter(s); but specifically excludes boat dry storage, residential and habitation uses, including the use of watercraft for living quarters, except for one caretaker’s unit;

“marina class B” means the use of land, building(s) and structures for the commercial or non-commercial moorage of watercraft, and the accessory use, buildings and structures for the following only: a chandlery, bait and tackle shop, an area for non-commercial boat and engine repairs, a marine fuelling station, administrative facility may also include the use of watercraft for living quarters, a lounge, dining room or coffee shop, boat shelter(s) and boat dry storage; facilities, park, open area recreation and outdoor recreation, and boat launching, and

“marina class C” means the use of land, building(s) and structures for the commercial or non-commercial moorage of watercraft, and the accessory use, buildings and structures for the following only: a chandlery, bait and tackle shop, an area for non-commercial boat and engine repairs, a marine fuelling station, administrative facilities, park, open area recreation and outdoor recreation, and boat launching, but specifically excludes a lounge, dining room or coffee shop and boat shelter(s), residential and habitation uses, including the use of watercraft for living quarters, except for one caretaker’s unit;

BL 1292 “marina sales” means the use of land, buildings or structures for the sale and rental of boats and accessory marine equipment;

“marine pub” means a liquor primary licensed establishment under the *Liquor Control and Licensing Act* that may provide facilities for the consumption of food and beverages and support services for the boating public.

“marine recreation” means non-commercial leisure activities on or in the water, such as fishing, swimming, boating and water skiing;

BL 1405

“mini storage” means the provision of indoor storage units, for the storage of personal items of persons living elsewhere, in a building that is completely enclosed by walls, covered by a roof, and divided into a number of separate components;

“motel” means the use of a building or group of buildings containing detached or interconnected units used as individual sleeping or housekeeping units for temporary accommodation, with each unit having its own parking space in close proximity;

“natural boundary” means the visible high water mark of the sea or on any watercourse where the presence and action of the water are so common and usual, and so long

continued in all ordinary years, as to mark upon the soil of the seabed or the bed of the watercourse a character distinct from that of its foreshore or banks, in respect to vegetation as well as in respect to the nature of the soil itself, and, in cases where there is no visible high water mark, means the average high water mark;

“new” means subsequent to the adoption of this Bylaw;

BL 1405 “non-ALR medical marihuana operation” means the cultivation, growth, harvesting, processing, composting, destruction, packaging, storage and distribution of plants or parts of plants of the genus Cannabis (marihuana) as lawfully permitted and authorized under the Government of Canada’s Marihuana for Medical Purposes Regulations, on land that is not located in the Agricultural Land Reserve;

“office” means the use of a building (whether as a principal permitted use, secondary permitted use or home occupation use) for the purpose of carrying on business activities, and includes professional office use, but specifically excludes retail sales and personal services uses;

“office, professional” means an office employing no more than four persons where professional services are provided by persons qualified to practice a licensed profession and includes doctors, lawyers, accountants, engineers, architects and other similar professions but does not include hairdressers and beauticians or similar personal services.

“open area recreation” means the use of land for recreation activities that are carried on entirely outdoors and specifically excludes buildings and structures;

“outdoor recreation” means the use of land, with or without accessory buildings and structures, for recreational activities where the outdoor setting and landscape is a significant element of the activity, and the density of recreational users is not a significant element, and includes park or open space, playing field, botanical garden, and arboretum;

“panhandle lot” means any lot, the building area of which is serviced and gains highway frontage through the use of a relatively narrow strip of land which is an integral part of the lot, called “the access strip”;

“parking, off-street” means the accessory use of a lot for parking spaces and manoeuvring aisles required by other use(s), building(s) or structure(s) on that lot (or off that lot in accordance with Division 300);

“parking space” means the space for the parking of one vehicle either outside or inside a building or structure, but excludes manoeuvring aisles and other areas providing access to the space;

“parking lot” means the principal commercial use of land, buildings or structures for parking spaces and manoeuvring aisles for the temporary parking of vehicles;

“permitted use, principal” means the permissible purpose for which land, buildings or structures may be used, with or without establishment of other uses;

“permitted use, secondary” means the permissible purpose for which land, buildings or structures may be used, only permitted in conjunction with a principal permitted use;

“personal services” means the provision of services (whether as a principal permitted use, secondary permitted use or home occupation use) to a person or their possessions, and the accessory sale of goods, wares or merchandise, and includes barber shop, beauty salon, shoe repair shop, dry-cleaning shop and launderette;

“principal building” means the sole building for the principal permitted use, but in the case where more than one principal building is permitted, the building with the majority of the principal permitted use;

“public administration” means the primarily non-commercial management of public resources and provision of public services, and includes schools and colleges, hospitals, community centres, fire halls, libraries, museums, law courts and the municipal hall;

“recreation facility” means the use of buildings or structures for the conduct of sports and leisure activities and includes bowling alley, racquet sports, ice arena, curling and roller rink, health club, spa, swimming pool, but specifically excludes amusement arcade, fairground and billiard/pool hall;

“research facility” means the use of buildings or structures for undertaking investigation, research and development in the natural, physical and social sciences;

“residential” means the accommodation and home life of a person or persons living in common occupancy, who intend to return when absent, occupying a dwelling unit as a residence, and excludes temporary accommodation;

“restaurant” means an eating establishment where food is sold to the public for immediate consumption on the lot or for delivery to other properties, but excludes:

- (a) drive-ins and facilities for the consumption of food in vehicles parked on the lot,
- (b) drive-through facilities,
- (c) take out facilities, and
- (d) establishments that have a liquor primary licence;

“retail sales” means the business of selling goods, wares or merchandise to the ultimate consumer for personal consumption or household use, and not for resale purposes;

“retail sales, accessory” means retail sales, where less than 10 m² of gross floor area is used for the display of goods, wares or merchandise, accessory to a principal permitted use permitted on the lot;

“retaining wall” means a structure designed and used to hold secure or intact or to support existing ground or imported fill materials located against it;

“road” means the portion of a highway that is improved, designed, and ordinarily used for vehicular traffic;

“screening” means a continuous fence, wall, compact hedge or combination,

supplemented with soft landscaping that effectively provides a visual separation or enclosure for the site, and is broken only by limited access points for pedestrians and vehicles;

“secondary suite” means a self-contained dwelling unit, with no more than two bedrooms, located entirely within but clearly accessory to a single family residential dwelling, the secondary suite and single family residential dwelling being a single property, and established in accordance with Section 206 of this Bylaw;

“service station” means the use of land, buildings or structures for vehicle refuelling or recharging and any combination of the following under one roof:

- (a) retail sales, having a gross floor area not exceeding 60 m² (645.6 ft²), of items regularly used by households including food, beverages, books, magazines, and household accessories plus vehicle accessories,
 - (b) the minor servicing and cleaning of vehicles,
- but specifically excludes vehicle sales, body work, painting and major repairs;

“shipping container” means a standardized re-sealable metal transportation box for unitized freight handling with standardized equipment;

“single family residential” means the residential use of one detached building per lot, consisting of one dwelling unit with one kitchen or food preparation area, which is occupied or intended to be occupied as a residence for one family, and includes:

- (a) a secondary suite lawfully established in accordance with Section 206 (in which case a second clearly accessory dwelling unit is permitted);
 - (b) a laneway house lawfully established in accordance with Section 208;
 - (c) boarding and lodging for a maximum of two persons;
 - (d) a bed and breakfast home occupation in accordance with Section 203;
- but specifically excludes temporary accommodation;

“sound-controlled” means the location of a use within a fully enclosed building that satisfies at least two of the following requirements:

- (a) the building is sited a minimum of 15 m. (50 ft.) from all property lines that abut a zone which permits a single family residential dwelling, apartment, townhouse complex or other residential use as a principal permitted use;
- (b) the lot on which the use is located is landscaped and screened along and within 3 metres (9.84 ft.) of the shared property line with properties that are in a zone which permits a single family residential dwelling, apartment, townhouse complex or other residential use as a principal permitted use in the following manner:
 - (i) a 1.9 metres (6.23 ft.) fence, and
 - (ii) tight evergreen shrubbery (located 1 metre (3.28 ft.) on centre) at a minimum height of 1.9 metres (6.23 ft.),unless the shared property line is more than 90 metres (295.3ft.) away in which case only one of the above subsections (b)(i) or (b)(ii) is required.
- (c) the use is entirely located in an interior room of the building a minimum of 1.9 metres (6.23 ft.) from all exterior walls;

BL 1306

(d) the use is:

- (i) a minimum of 15 metres (50 ft.) from all property lines that abut a zone which permits a single family residential dwelling, apartment, townhouse complex or other residential use as a principal permitted use, and
- (ii) entirely located in a room of the building that does not have an exterior wall, window or door to property lines that abut a zone which permits a single family residential dwelling, apartment, townhouse complex or other residential use as a principal permitted use, and which property lines are less than 90 metres (295.3 ft.) from the building.

“staff accommodation” means an accessory residential use to a farm use, for the short-term accommodation of full-time farm worker(s) only during active farm operations and only during their course of employment on the same lot for a farm use that has not been discontinued for a continuous period of nine months, except where the discontinuance is only as a result of the control of disease or pests;

BL 1353 “storage facility use” means the storage of any item, excluding goods from a non-ALR medical marijuana operation, when such storage is fully enclosed in anything other than a permanent building completely enclosed by walls and covered by a roof, and is deemed to include a shipping container;

“storey” means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

“structure” includes anything that is placed, constructed, sunk into, erected, moved, or sited on land or water, including a shipping container, wharf, float, buoy, bridge, swimming pool, ramp, staircase, retaining wall of any height, camping space, hard landscaping, and improvements accessory to the principal permitted use of land, but specifically excludes:

- (a) soft landscaping,
- (b) paving improvements,
- (c) retaining walls under 1 metre (3.28 ft.),
- (d) arbours for plants and produce,
- (e) signs under 1 metre (3.28 ft.) in height,
- (f) fences under 2 metres (6.56 ft.) in height; and
- (g) coops (poultry) established in accordance with the Animal Control Bylaw;

“temporary accommodation” means the non-residential, commercial or quasi-commercial use of sleeping accommodations for less than thirty (30) consecutive days;

“townhouse complex” means the residential use of building(s) which contain three or more dwelling units, with each dwelling unit having its principal access from a separate ground level entrance, and excludes temporary accommodation;

“usable open space” means a compact, level, unobstructed area or areas available for use by all of a building’s occupants, having no dimension less than 6.1 metres (20 ft.) and no slope greater than 10 percent, providing for greenery, open area recreation, and

other leisure activities normally carried on outdoors, and excludes areas used for off-street parking, off-street loading, service driveways, required front yards, and roof areas;

“utility” means the provision and maintenance of physical infrastructure for water, sewer, electrical, gas, telecommunications and other similar public services, and subject to the provisions of Subsection 107.1.2(b);

“vehicle” includes a device in, on or by which a person or thing is or may be transported or drawn, including a trailer and an off-road vehicle, but excludes a device designed to be moved by human power or used exclusively on stationary rails or tracks.

“veterinary clinic” means the use (whether as a principal permitted use, secondary permitted use or home occupation use) of building(s) operated for the care and treatment of animals in accordance with and subject to the provisions of Section 207;

“watercourse” means any natural or man-made depression with well-defined banks and a bed of 0.6 metres (1.97 ft.) or more below the surrounding land serving to give direction to or containing a current of water at least 6 months of the year and includes any lake, river, stream, creek, spring, ravine, swamp, gulch, surface source of water supply or source of groundwater supply, whether open, enclosed or in a conduit;

“wholesale use” means the commercial use of land, buildings or structures for the purpose of:

- (a) selling or offering merchandise for sale to retailers, or to industrial, commercial, institutional or professional business users or to contractors or other wholesalers; or
- (b) agency or brokerage services for the buying or selling of merchandise to such users;

“yard” means that portion of a lot where the siting of buildings or structures is prohibited by the minimum setback regulations of this Bylaw, and includes front yard, rear yard, side yard, interior side yard and exterior side yard:

- (a) **front yard** means that part of a lot between the principal building and the front lot line extending across the full width of the lot;
- (b) **rear yard** means that part of a lot between the principal building and the rear lot line extending across the full width of the lot;
- (c) **side yard** means those parts of a lot extending from the front yard to the rear yard and lying between the interior side lot line and the closest portion of the principal building and the exterior side lot line and the closest portion of the principal building;

“zone” means an area of land that is subject to regulation in accordance with Division 500 of this Bylaw:

- (a) **Commercial Zone** means the C Zones;
- (b) **Industrial Zone** means the CS-1 Zone and includes the P-7 Zone;
- (c) **Institutional Zone** means the P Zones, and includes the AP-1 Zone;
- (d) **Residential Zone** means the R and RM Zones, and includes the CD-1, CD-2, CD-3 and CD-4 zones;

BL 1306
BL 1344

- (e) **Rural Agricultural Zone** means the RA Zones;
- (f) **Marine Zone** means the M Zones;

103. SEVERABILITY

103.1. Any section, subsection, sentence, clause or phrase of this Bylaw, which is for any reason held to be invalid by the decision of any Court of competent jurisdiction, may be severed from the balance of this Bylaw without affecting the validity of the remaining portions of this Bylaw.

104. MEASUREMENTS AND INTERPRETATION

104.1. In this Bylaw:

104.1.1. unless otherwise stated, metric fractions of one-half (0.5) or greater must be rounded up to the nearest whole number and fractions of less than one-half (0.5) must be rounded down to the nearest whole number; but

104.1.2. for the purposes of computing the maximum number of units allowed on a lot, any fraction must be rounded down to the nearest whole number.

BL 1292 104.1.3. regulations in this bylaw provided to one decimal place must not be rounded to whole numbers.

104.2. When measuring a required distance between a lot line and a building or structure or between two buildings or structures, the measurement is made at the least distance between the two.

104.3. All measurements and distances must be made along horizontal planes and not by following the topography or slope of the land.

104.4. All regulations and measurements are in metric. Imperial equivalents are provided for convenience only and have no force or effect.

104.5. Division 300 identifies additional rules for off-street parking and off-street loading regulations, which prevail in that context.

104.6. Where reference is made to an “employee”, calculations are based on the number of full-time employees on site at any given time, except that two part-time employees or two occasional employees is deemed the equivalent to one full-time employee.

104.7. A cross-reference to a Section includes all its subsections and provisions; for example, this Subsection is 104.7 of Section 104.

BL 1347 104.8. Where this bylaw regulates uses, buildings or structures in accordance with lot area, the area of a lot shall be determined by reference to the most recent survey or other plan registered in the Land Title Office.

105. ZONES & ZONE REGULATION

105.1. The District of North Saanich is divided into the following zones as shown on the plan entitled “Zoning Map of the District of North Saanich” attached as Schedule “A”.

Zone Name	Short Form
RURAL AGRICULTURAL ZONES	
Rural Agricultural 1	RA-1
Rural Agricultural 2	RA-2
Rural Agricultural 3	RA-3
Rural Agricultural 4	RA-4
Rural Agricultural 5	RA-5
Rural Agricultural 6	RA-6
Veterinary Clinic	RA-7
SINGLE FAMILY RESIDENTIAL ZONES	
Single Family Residential 1	R-1
Single Family Residential 2	R-2
Single Family Residential 3	R-3
MULTIPLE FAMILY RESIDENTIAL ZONES	
Multiple Family Residential 1	RM-1
Multiple Family Residential 2	RM-2
Multiple Family Residential 3	RM-3
MARINE ZONES	
Commercial Wharf	M-1
Commercial Marina 1	M-2
Commercial Waterfront	M-3
Commercial Marina 2	M-4
Non-Commercial Marine 1	M-5
Non-Commercial Marine 2	M-6
Marine Pub	M-7
COMMERCIAL ZONES	
Local Commercial	C-1
Restaurant Commercial	C-2
Golf Course Commercial	C-3
Professional Office	C-4
Sandown Commercial	C-5
INDUSTRIAL ZONES	
Light Industrial	CS-1
INSTITUTIONAL ZONES	
Community Use	P-1
Public Assembly	P-2
Education and Research Facility	P-3
Park	P-4
Private Common Area/Open Space	P-5
Sandown Community Agriculture	P-6

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Educational and Industrial	P-7
Public Assembly Mixed Use	P-8
OTHER ZONES	
Airport	AP-1
Comprehensive Development 1	CD-1
Comprehensive Development 2	CD-2
Comprehensive Development 3	CD-3

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105.2. The regulations, requirements and prohibitions of each zone in this Bylaw are applicable to the areas designated on the Zoning Map with the corresponding alpha-numeric “Short-Form” symbol.

105.3. Except as shown on the Zoning Map,

- 105.3.1. where a zone boundary is designated as following a highway or a watercourse, the centerline of the highway or the watercourse is the zone boundary;
- 105.3.2. where a zone boundary does not follow a legally defined line, and where distances are not specifically indicated, the location of the boundary is determined by scaling from the Zoning Map by a B.C. Land Surveyor to the centre of each zoning line; and
- 105.3.3. the natural boundary of the marine shoreline is a zone boundary.

For certainty, the entirety of the District, including marine areas, are regulated by this bylaw and the boundaries of marine zones extend to the jurisdictional boundary of the District as determined by letters patent, despite scaling on the Zoning Map.

105.4. Where a lot is divided by a zone boundary, the areas created by such division are deemed to be separate lots for the purpose of determining the regulations of this Bylaw.

106. GENERAL PROHIBITIONS

106.1. No land, building or structure may be used or occupied, and no building or structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged, and no subdivision may be approved, except in conformity with this Bylaw.

106.2. No building or structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged, and no subdivision may be approved, so as to cause any existing building or structure on the same lot to violate the provisions of this Bylaw.

107. PERMITTED AND PROHIBITED USES

107.1. No land, building or structure may be used for a use that is not specifically listed under the heading “Permitted Uses” in the zone that the land, building or structure is located, and no building or structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged for any use other than a specifically permitted use in that zone.

107.1.1. Without limiting the generality of Subsection 107.1, the following uses are prohibited in all zones:

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BL 1344
BL 1382

- (a) the single family residential use of a lot with an area of less than:
 - (i) 1400 m² that is not serviced by both a community water and community sewer systems, and
 - (ii) 2000 m² that is not serviced by a community water system;
- (b) more than one dwelling unit in a single family residential dwelling, except as provided for in accordance with Section 206;
- (c) the multi-family residential use of a lot with an area of less than 4000 sq. m that is not serviced by both a community water system and a community sewer system;
- (d) the use of a tent or trailer for habitation;
- (e) the sole use of a lot for advertising purposes;
- (f) unenclosed storage;
- (g) storage facility use, except in the CS-1 Zone;
- (h) breakwaters and groynes, except in the M-1 Zone;
- (i) the keeping of roosters on parcels less than 7,082 square metres (1.75 acres) in area in Single Family Residential (R) Zones;
- (j) the parking, storing, assembling or dismantling, for a total of 72 or more consecutive hours of any of the following:
 - (i) one unlicensed vehicle unless parked behind the front setback line;
 - (ii) more than one unlicensed vehicle unless within a building or carport;
 - (iii) detached parts of a vehicle unless within a building that is fully enclosed;
 - (iv) more than one commercial vehicle in the R-1, R-2 or R-3 Zones up to a maximum gross vehicle weight of 4200 kg (9259 lbs.);
 - (v) any vehicle, commercial vehicle, trailer, container, mobile home, boat trailer, contractor's equipment exceeding either a length of six (6) metres or a gross vehicle weight of 4200 kg (9259 lbs.);but excluding agricultural implements in the Rural Agricultural Zones, and truck campers and canopies in all zones;
- (k) medical marihuana operation except on ALR land.

BL 1292

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107.1.2. Despite Subsection 107.1, lands in each zone may be used for the following uses subject to the conditions noted:

- (a) accessory vehicular driveway use provided that the following conditions are satisfied for properties not fully within a Single Family Residential (R) Zone:
 - (i) driveway access must not be less than 6 metres (19.6 ft.) in width and not more than 9 metres (29.5 ft.) in width (except if on a lane, in which case the driveway may be the entire width of the lane);
 - (ii) driveways must be at least 8 metres (26.2 ft.) from the intersection of two highways;
 - (iii) the driveway use is screened from all other uses on the lands by a landscape screen not greater than 0.6 metres (1.9 ft.) in height for a distance of not less than 6 metres (19.6 ft.) from each lot line the driveway use touches;
 - (iv) other setback regulations are not applicable, except setbacks related to the natural boundary of the marine shoreline;
- (b) utility use provided that:
 - (i) the utility use is a structure, or a building with a floor area that does not exceed 5 m² (53.8 ft²); and

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- (ii) the use, building or structure complies with the most restrictive of the height and setback regulations for the zone in which it is located.
- (c) the accessory keeping of bees provided that:
 - (i) permissible as a secondary permitted use only, except for lands within the ALR or Rural Agricultural Zones, in which case the use may be the principal permitted use; and
 - (ii) in Single Family Residential (R) Zones, permissible only as a non-commercial use, unless established in accordance with the home occupation provisions.
- (d) the accessory keeping of roosters provided that:

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- (i) permissible as a secondary permitted use only, except for lands within the ALR or Rural Agricultural Zones or where “farm use” is a permitted use, in which case the use may be the principal permitted use; and
- (ii) in Single Family Residential (R) Zones, if all of the following conditions are satisfied:
 - A parcel must exceed 7,082 square metres (1.75 acres) in area;
 - B only one rooster is permissible;
 - C only when hens are present;
 - D the rooster must be kept in a secure coop overnight; and
 - E otherwise only in accordance with the more restrictive of setbacks and other regulations and conditions found in these zoning regulations or the District’s Animal Control Bylaw.

108. DENSITY AND RELATED REGULATIONS

108.1. Where a zone includes a regulation entitled “Maximum Lot Coverage,” the lot coverage of all buildings and structures on the lot must not exceed the percentage specified for the zone in which the lot is located.

108.2. Where a zone includes a regulation entitled “Maximum Floor Area Ratio”, no lot may exceed the ratio between the gross floor area of all buildings on the lot divided by the area of the lot for the zone in which the lot is located.

108.3. Where a zone includes a regulation entitled “Maximum Density” with an absolute number noted, no lot may be subdivided and no lot may be developed with more than the number of lots or units identified for the zone in which the lot is located.

108.4. Where a zone includes a regulation entitled “Maximum Density” with a units/hectare figure, no lot may be subdivided and no lot may be developed with more than the number of lots or units per hectare as determined by applying the figure for the zone in which the lot is located to the area of the lot.

108.5. For the purpose of determining the maximum permitted number of dwelling units on a lot where a portion is zoned P-5 as common area, the area of the portion zoned P-5 may be added to the area otherwise zoned.

109. SIZE AND HEIGHT OF BUILDINGS AND STRUCTURES

109.1. Where a zone includes a regulation entitled “Maximum Number”, no lot may contain more buildings and structures (combined) than the number specified for the zone in which the lot is located.

109.1.1. For certainty, no more than one principal building may be sited on one lot, except as expressly specified in a zone.

109.2. Where a zone includes a regulation entitled “Maximum Height”, no building or structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged in a manner that exceeds the height specified for the zone in which the building or structure is located.

109.2.1. Despite Subsection 109.2, the following structures or portions of buildings may exceed the maximum height regulations subject to the conditions noted:

- (a) chimney, vent, stacks, aerial, flagpole, receiving antenna (other than satellite dish antenna) or similar structure not used for human occupancy (but not including attached decks), provided that if such structure is mounted on a building, it must not occupy more than 10% of the roof area of a building; and
- (b) rooftop-mounted heating, ventilation, air conditioning and other accessory mechanical equipment provided it is visually screened and does not occupy more than 10% of the roof area of a building.

110. SETBACKS AND SITING

110.1. Where a zone includes a regulation entitled “Minimum Setbacks”, no building or structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged nearer to the lot line than the distance specified for the zone in which the building or structure is located.

110.1.1. For certainty, any portion of a building or structure located below finished grade is subject to all setbacks for the zone in which the building or structure is located.

110.1.2. Despite Subsection 110.1, the following are permitted in all yard setbacks subject to the conditions noted:

- (a) eaves, cornices, sills, belt courses and other similar decorative and ornamental features projecting from a buildings provided that:
 - (i) such projections do not project more than 0.65 metres (2.1 ft.) measured horizontally;
 - (ii) for lots less than 20 metres (65.6 ft.) in lot width, such projections are limited to 0.50 metres (1.6 ft.); and
 - (iii) for lots zoned CD-3 and CD-4, such projections are limited to 0.30 m (1.0 ft.).
- (b) utility use structures and installations including freestanding lighting poles, warning devices, antennas, masts, utility poles, wires, flagpoles, sign and sign structures.
- (c) Staircases and retaining walls.
- (d) Footings below finished grade that extend past the foundation wall.

110.2. Despite any other provision or exception in this Bylaw, where a zone permits the establishment of above ground facilities not located within a building for the storage of petroleum products and other inflammable liquids or gases, including pumps:

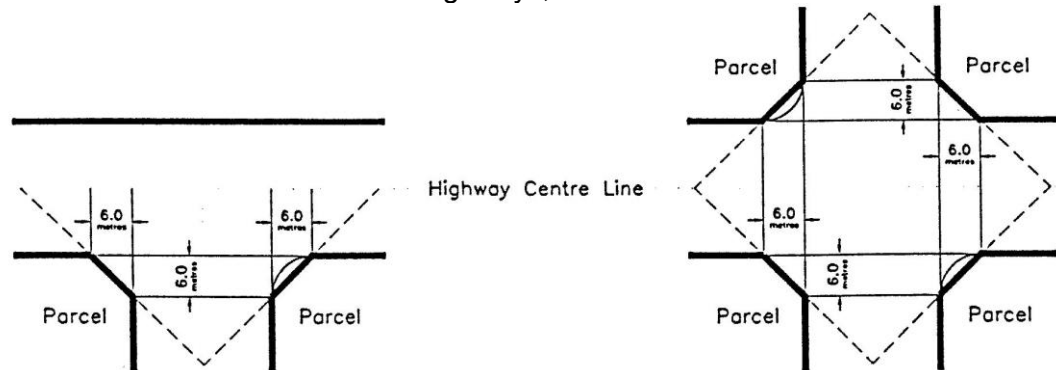
BL 1306
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- (a) the facilities must not be within the front yard, and
- (b) the facilities must not be within 6 m (19.68 ft.) of any lot line.

110.3. Despite any other provision or exception in this Bylaw, no building or structure other than staircases, walkways, and retaining walls may be within 15 metres (49.2 ft.) of the natural boundary of the marine shoreline, except in the Marine (M) Zones.

110.4. Despite any other provision or exception in this Bylaw, on a corner lot, no building or structure, fence, retaining wall, landscaping or screening, or any visual obstruction above the height of 0.5 m (1.64 ft.) of the established grade of a highway or road may be within the triangular area measured 6.0 m (19.68 ft.) each way along the lot lines from the point of the exterior corner intersection of two highways, as illustrated below:



BL 1369

The following regulations apply in respect of Lots 4, 5, 6, 7, 8 and 9 as identified in the 1941 plan described in the definition of "lot" in Section 102.1:

- (a) Notwithstanding the interior side yard setback specified in Subsection 502.2.3(d)(iii)(A), for residential dwellings existing on the date of first reading of North Saanich Zoning Bylaw No. 1255 (2011) Amendment Bylaw No. 1369 (2015) there shall be no minimum interior side yard setback in respect of Lots 5, 6, 7 and 8, no minimum interior side yard setback for the residential dwelling on Lot 4 in respect of the northerly boundary of Lot 4, and no minimum interior side yard setback requirement for the residential dwelling on Lot 9 in respect of the southerly boundary of Lot 9.
- (b) Upon the demolition or destruction of any of the existing residential dwellings referred to in Subsection 110.4(a), that Subsection shall continue to apply to the two Lots on which the dwelling was located if the owner replaces the dwelling with a dwelling any part of which is located within a side yard setback area described in that Subsection and that dwelling is the only dwelling that is located on those two Lots, but that Subsection shall cease to apply to the relevant Lots if the owner constructs a dwelling on either of the relevant Lots and no Part of the dwelling is located within a side yard setback area specified in Subsection 502.2.3(d)(iii)(A).

111. SUBDIVISION – LOT SIZE

111.1. Where a zone includes a regulation entitled “Minimum Lot Size”, no lot may be created by subdivision that has an area less than the figure specified for the zone in which the lot is located.

111.1.1. Despite Subsection 111.1, the minimum lot size requirements do not apply to the following circumstances provided the lot has not previously been considered under one of the following exceptions and subject to the conditions noted:

- (a) the consolidation of two or more lots into a single lot;
- (b) the realignment of property lines of one or more existing lots that did not meet the minimum lot size requirement to create new lots provided that:
 - (i) the number of new lots created by subdivision would be equal to or less than the number of lots that existed prior to the subdivision, and
 - (ii) the boundary change would not result in the creation of a lot having less than 80% of the area of any of the original lots;
- (c) in the R-2 Zone, lots consisting of two parts physically separated by Madrona Drive, may be subdivided along the dividing highway provided that:
 - (i) the entirety of the lands are located in the R-2 Zone,
 - (ii) the requirements of the authorities having jurisdiction are met with respect to the provision of water, method of sewage disposal and access for both new lots, and
 - (iii) the lots so created are no smaller than 750 m² (8072.9 ft²).
- (d) in the R-3 Zone, lots consisting of two parts physically separated by a highway which was dedicated prior to the adoption of this Bylaw, may be subdivided along the dividing highway provided that:
 - (i) the entirety of the lands are located in the R-3 Zone, and
 - (ii) the requirements of the authorities having jurisdiction are met with respect to the provision of water, method of sewage disposal and access for both new lots;
- (e) in the RA-2 Zone, lots consisting of two parts physically separated by a highway which was dedicated prior to the adoption of this Bylaw, may be subdivided along the dividing highway provided that:
 - (i) the entirety of the lands are located in the RA-2 Zone,
 - (ii) the requirements of the authorities having jurisdiction are met with respect to the provision of water, method of sewage disposal and access for both new lots, and
 - (iii) Agricultural Land Commission approval has been obtained.

BL 1295

111.2. For the purpose of calculating lot size for a panhandle lot, the access strip is not considered part of the lot.

112. SUBDIVISION – LOT FRONTAGE AND SHAPE

112.1. For all zones, no lot may be created by subdivision that has a lot frontage less than 10% of the perimeter of the lot.

BL 1306 112.2. The minimum highway frontage for lots in the rounded cul de sac portion of a subdivision
BL 1344 may be less than 10% of the perimeter of the lot, provided that:

- (a) the minimum highway frontage is not less than 10 metres (32.8 ft.), unless in the CD-3 or CD-4 zone, and
- (b) the lot width is not less than 20 metres (65.6 ft.), unless the lot is in the CD-3 or CD-4 zone.

112.3. In accordance with subsection 944(2)(b) of the *Local Government Act*, the minimum frontage for lots in the rounded *cul de sac* portion of a subdivision may be less than 10% of the perimeter of the lot, provided:

- (a) the minimum lot frontage is not less than 10 metres (32.8 ft.), and
- (b) the lot width is not less than 20 metres (65.6 ft.).

112.4. For all zones, no lot may be created by subdivision unless the side lot lines are perpendicular or radial to the adjoining highway, except if impracticable or precluded by the pattern of existing subdivision.

112.5. For all zones, no panhandle lot may be created by subdivision:

- (a) where the access strip is narrower than 20.0 m (65.6 ft.) and where further subdivision of the lot is possible under the provisions of this Bylaw, or
- (b) where the access strip is narrower than 7.5 m (24.6 ft.).

113. SUBDIVISION – LOT WIDTH AND DEPTH

113.1. Where a zone includes a regulation entitled “Minimum Lot Width”, no lot may be created by subdivision that has a lot width less than the figure specified for the zone in which the lot is located.

113.2. For all zones, no lot may be created by subdivision that has a lot depth greater than 40% of the perimeter of the lot.

113.3. For the purpose of calculating lot depth for a panhandle lot, the access strip is not considered part of the lot.

DIVISION 200

GENERAL REGULATIONS

201. TEMPORARY USE PERMITS

201.1. In accordance with section 920.2 of the *Local Government Act*, Institutional Zones, Commercial Zones and Rural Agricultural Zones are designated areas for consideration of a temporary use permits for uses not presently permitted on the property subject to an application.

201.2. A temporary use permit for a farmers' markets may be subject to the following conditions:

- (a) Farmers' markets are not permitted in parking lots or school grounds;
- (b) Permanent signs advertising Farmers' Markets are prohibited;
- (c) All Farmers' Markets require Health Authority approval;
- (d) All sellers at Farmers' Markets must currently have and display at the market all appropriate permits, and comply with all applicable regulations.

BL 1371 201.3. A temporary use permit for seasonal and temporary farm camping may be issued to a farm operation that holds farm status, and is subject to the general conditions of that zone and the following:

- (a) Farm camping use requires a minimum lot size 0.8ha within the Agricultural Land Reserve, and the total site area cannot occupy more than 160m²;
- (b) The combined total of Bed and Breakfast and farm camping (sleeping units) are not to exceed ten (10) sleeping units per lot;
- (c) No farm camping site shall be connected to any utilities, and grey water and sewage must be contained and properly disposed of in accordance with the provincial *Health Act*, the Sewerage System Regulation and the Sewerage System Standard Practice Manual;
- (d) Fire pits are not permitted;
- (e) Any exterior lighting must be fully-shielded, low intensity lighting directed down and away from surrounding residential areas.

202. ACCESSORY USES, AND ACCESSORY BUILDINGS AND STRUCTURES

202.1. Accessory uses, and accessory buildings and structures are permitted on a lot in each zone where an accessory use, accessory building or structure, respectively, is listed as a permitted use, provided at least one of the following applies:

- (a) the principal permitted use is being carried out on the lot,
- (b) a building for the purpose of a principal permitted use has lawfully been established on the lot,
- (c) a building for the purpose of a principal permitted use is in the process of being constructed on the lot with a valid and current building permit,

- (d) there are two or more contiguous lots owned by the same registered owner on title and there is a building for the purpose of the principal permitted use on one of those lots, or
- (e) the lot was created by subdivision within the previous six (6) months and contains a pre-existing building or structure suitable for accessory status.

BL 1295 202.2. An accessory building or structure must not contain a dwelling unit or be used for the
BL 1369 purposes of habitation, except for a guest cottage, caretaker's unit or staff accommodation in a zone that permits such use.

BL 1292 202.3. A garage or other building is deemed to be an accessory building unless it is attached to and shares a foundation with the principle building that is not less than 10 % of the perimeter of the larger building.

202.4. A satellite dish antenna is deemed to be an accessory structure subject to all of the following provisions:

- (a) no satellite dish antenna may be sited on the roof of a principal building or accessory building or structure in the A, R, RM and CD zones; and
- (b) satellite dish antenna sited on the ground remains subject to the siting and height regulations for accessory building or structures for the zone in which it is located.

203. HOME OCCUPATION

203.1. Where a zone permits home occupation use, all the following conditions must be satisfied for the establishment and continued use of the home occupation:

203.1.1. The use must be solely operated by a person resident in the dwelling unit and must not involve the employment of more than one full-time or two part-time employees on the lot.

203.1.2. The use must be conducted entirely within one or more buildings or structures, except for growing produce, grass, flowers, ornamental shrubs or trees.

203.1.3. Maximum gross floor area of home occupation use:

- (a) Principal Building – lesser of 20% or 46 m² (494.96 ft²),
- (b) Accessory Buildings (combined total) – 46 m² (494.96 ft²), and
- (c) Overall Total for the lot – 46 m² (494.96 ft²).

BL 1295 203.1.4. The use must not involve the display or selling of goods, wares or merchandise as the primary home occupation use but may involve the display and sale of a good, produce, wares or merchandise that is either produced on the lot, or is accessory to the home occupation use.

203.1.5. No outdoor storage, unenclosed storage or storage facility use is permitted.

BL 1295 203.1.6. No automobile, boat, or other machinery servicing or repair is permitted.

203.1.7. The total display area of any outdoor advertising sign must not exceed 0.2 m² (2.15 ft²) unless the sign is for non-traditional agriculture in which case it is subject to Section 3.20 of the District of North Saanich Bylaw No. 673.

203.1.8. Home occupations must not discharge or emit the following across lot lines:

- (a) odorous, toxic or noxious matter or vapours;
- (b) heat, glare, electrical interference or radiation;
- (c) recurring ground vibration;
- (d) noise levels exceeding 45 decibels.

203.1.9. Off-street parking must be provided in accordance with Division 300.

203.2. In addition to the above conditions, a bed and breakfast may only use up to two bedrooms (without cooking facilities) for a maximum of four persons per lot/per visit.

BL 1369 204. GUEST COTTAGE

204.1. Where a zone permits guest cottage use, the following conditions must be satisfied for the establishment and continued use and presence of the guest cottage:

204.1.1. No guest cottage is permitted unless a principal residential dwelling has already been established on the same lot.

204.1.2. Maximum number per lot:

(a) In ALR – One, but only if essential to the farm use.

(b) Other areas – One.

204.1.3. Maximum gross floor area of guest cottage:

(a) CD-2 Zone - 140 m² (1506.4 ft²),

(b) All other zones where permitted – 92 m² (989.9 ft²).

204.1.4. Maximum height of guest cottage: 7.6 metres.

BL 1369 204.1.5. No guest cottage is permitted on a lot that has an area of less than 0.4 hectares (0.99 acres), and each plot in the 1941 plan described in the definition of “lot” in Section 102.1 shall be deemed to have sufficient area for this purpose.

BL 1347 204.1.6. Either the guest cottage or the single family residential dwelling must be owner occupied.

BL 1347 204.1.7. Must not be legally stratified separately from the principal dwelling; and

BL 1347 204.1.8. For new construction, be subject to a Section 219 covenant prohibiting such stratification.

BL 1369 204.2. No guest cottage is permitted on a lot that has a caretaker's unit.

BL 1369 204.3. For certainty, if permitted by the zone, a guest cottage and staff accommodation may be on the same lot.

205. CARETAKER'S UNIT

205.1. Where a zone permits caretaker's unit use, the following conditions must be satisfied for the establishment and continued use and presence of the caretaker's unit:

205.1.1. The caretaker's unit must be on the same lot as the principal non-residential building or structure.

205.1.2. Maximum number per lot:

(a) One.

205.1.3. Maximum gross floor area of caretaker's unit: 75 m² (807 ft²).

(a) In ALR – One, but only if essential to the farm use.

(b) Other areas – One.

BL 1347 205.1.4. Either the caretaker's unit or the single family residential dwelling must be owner occupied.

BL 1347 205.1.5. Must not be legally stratified separately from the principal dwelling; and

BL 1347 205.1.6. For new construction, be subject to a Section 219 covenant prohibiting such stratification.

BL 1369 205.2. No caretaker's unit is permitted on a lot that has a guest cottage.

205.3. For certainty, if permitted by the zone, a caretaker's unit and staff accommodation may be on the same lot.

206. SECONDARY SUITE

BL 1382

206.1. Where a zone permits a secondary suite use, all of the following conditions must be satisfied to override the prohibition in Subsection 107.1.1(b) of this Bylaw:

- 206.1.1. The lot on which the secondary suite is proposed to be located must:
 - (a) be located within a zone in which Division 500 expressly permits secondary suites;
 - (b) not be located within the yellow highlighted area shown on Schedule "B";
 - (c) not contain more than one single family residential dwelling;
 - (d) not have any other secondary suite, laneway house, carriage house, guest/caretaker's cottage or dwelling unit other than the principal dwelling unit of a single family residential dwelling;
 - (e) not contain any bed and breakfast accommodation or use;
 - (f) not have more than one room for boarding and lodging use; and
- 206.1.2. The gross floor area of the secondary suite must not exceed the lesser of:
 - (a) 60 m² (649 ft²) in the CD-3 or CD-4 zone and 90 m² (970 ft²) in any other zone; and
 - (b) 40% of the habitable area of the single family residential dwelling in which it is located
- 206.1.3. The single family residential dwelling in which the secondary suite is located must be connected to the District of North Saanich sanitary sewer system or be provided with an on-site sewage disposal system that complies with the *Public Health Act*.
- 206.1.4. One additional off-street parking space for the exclusive use of the occupants of the secondary suite must be provided on the lot in accordance with Division 300.
- 206.1.5. A single family residential dwelling that contains a secondary suite must not be subdivided under the *Strata Property Act* or otherwise.
- 206.1.6. A building permit shall not be issued for a single family residential dwelling containing a secondary suite unless the owner grants to the District in priority to all financial charges a covenant under Section 219 of the *Land Title Act* prohibiting the subdivision of the building.

207. VETERINARY CLINIC

207.1. Where a zone permits veterinary clinic use, all of the following conditions must be satisfied for the establishment and continued use and presence of the veterinary clinic:

- 207.1.1. Services must be provided by a registered veterinarian and up to a maximum of the equivalent of four (4) full-time employees.
- 207.1.2. Hours of operation are restricted to 8:00 a.m. to 6:00 p.m. daily, with only property maintenance and emergency use outside of those hours.
- 207.1.3. The hospitalization of animals use is only permitted within buildings that are sound-controlled.
- 207.1.4. Disposal of animals on site is not permitted.
- 207.1.5. Keeping or boarding of healthy dogs or farm livestock is not permitted.
- 207.1.6. Breeding of any animals is not permitted.
- 207.1.7. Off-street parking must be provided in accordance with Division 300 of this Bylaw.

- 207.1.8. Landscaping and screening must be provided in accordance with Division 400 of this Bylaw.

BL 1306 208. LANEWAY HOUSE

208.1 Where a zone permits laneway house use, the following conditions must be satisfied for the construction and occupancy of a laneway house:

- 208.1.1. The lot on which a laneway house is situated must:
- (a) be at least 10.0 m (32.8 ft.) in width;
 - (b) have a minimum area of 300 m² (3229.2 ft²);
 - (c) be used for not more than one single family residential dwelling and one laneway house;
 - (d) not be used for any dwelling unit other than the dwelling unit in the single family residential dwelling and the laneway house;
 - (e) not be used for any bed and breakfast accommodation or use, home occupation use, or boarding or lodging use in more than one room in either the single family dwelling or the laneway house.
- 208.1.2. The gross floor area of the laneway house must not exceed the lesser of:
- (a) 60 m² (649 ft²); or
 - (b) 18% of the lot area.
- 208.1.3. The height of a laneway house must not exceed:
- (a) 7.6 m (25 ft)
- 208.1.4. A laneway house must be sited as follows:
- (a) Maximum rear setback 7.6 m (24.9 ft.);
 - (b) Minimum rear setback 0.6 m (1.96 ft.);
 - (c) A separation distance of at least 4.5 m (14.76 ft.) from the principal single family residential dwelling;
 - (d) Minimum interior side setback 1.2 m (4 ft.) or 0.8 m (2.6 ft) on corner lots; and
 - (e) Minimum exterior side setback 3 m (9.8 ft).
- BL 1347** 208.1.5. Either the laneway house or the single family residential dwelling must be owner occupied.
- BL 1347** 208.1.6. Must not be legally stratified separately from the principal dwelling; and
- BL 1347** 208.1.7. For new construction, be subject to a Section 219 covenant prohibiting such stratification.

BL 1344 209. CARRIAGE HOUSE

209.1 Where a zone permits carriage house use, the following conditions must be satisfied for the construction and occupancy of a carriage house:

- 209.1.1. The lot on which a carriage house is situated must:
- (a) be at least 10.0 m (32.8 ft.) in width;
 - (b) have a minimum area of 600 m² (3229 ft²);
 - (c) be used for not more than one single family residential dwelling and one carriage house;
 - (d) not be used for any dwelling unit other than the dwelling unit in the single family residential dwelling and the carriage house;
 - (e) not be used for any bed and breakfast accommodation or use, home occupation use, or boarding or lodging use in more than one room in either the single family dwelling or the carriage house.
- 209.1.2. The gross floor area of the carriage house must not exceed the lesser of:

- (a) 60 m² (649 ft²); or
 - (b) 18% of the lot area.
- 209.1.3. The height of a carriage house must not exceed:
- (a) 7.62 m (25 ft.)
- 209.1.4. A carriage house must be sited as follows:
- (a) Minimum rear setback 1.5 m (4.9 ft.);
 - (b) A separation distance of at least 4.5 m (14.9 ft.) from the principal single family residential dwelling;
 - (c) Minimum side setback 3 m (9.1 ft.);
 - (d) Minimum interior setback 1.2 m (4 ft.) or 0.8 m (2.6 ft.) on corner lots;
 - (e) Minimum exterior side setback 3 m (9.8 ft.).

BL 1405 210. MEDICAL MARIHUANA

- 210.1 Where a zone permits medical marihuana the following conditions must be satisfied for the construction and operations of a medical marihuana operation:

"Bylaw Standard for MMGO's on ALR Land	
Minimum lot size	No minimum
Lot Coverage	35% lot coverage maximum
Stormwater and Agricultural Liquid Waste Management Plans	If the total impervious area of farm buildings and structures exceed 3700 m ² (approx. 40,000 ft.) or covers more than 10% of lot a plan is required
Height Limitations	15 m maximum building height
Building Setbacks	15 – 30 m maximum building setbacks from property lot lines 30 m from any neighbouring residential use outside of the ALR if a buffer is used and 60 m if a buffer is not used* No more than 150 m setback from parks and schools
Setbacks from Watercourses	30 m setback from natural streams, channelized streams, and constructed channels or ditches."
*	Buffers can combine separation, vegetation and fencing to mitigate the impacts of farming and urban activities"

DIVISION 300 OFF-STREET PARKING AND LOADING

301. INTERPRETATION AND MEASUREMENT

- 301.1. For the purpose of computing the number of off-street parking spaces and off-street loading spaces, any fraction must be rounded up to the nearest whole number.
- 301.2. The regulations and requirements of this Division are cumulative.
- 301.3. For certainty, an off-street loading space is not considered as an off-street parking space, and vice versa.
- 301.4. If a use, building or structure is not listed in the off-street parking requirements table or the off-street loading requirements table, the respective number of required spaces is calculated on the basis of a similar use, building or structure that is listed.

302. OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS

- 302.1. For all uses, buildings and structures identified in this Division and the zones, off-street parking and off-street loading must be provided and maintained in accordance with the regulations of this Bylaw.
- 302.2. For existing uses, buildings and structures lawfully established, the number of off-street parking spaces and off-street loading spaces is the lesser of:
- (a) the number of respective spaces existing on the lot at the date of adoption of this Bylaw, provided such satisfied the applicable regulations when the uses, buildings or structures were established, or
 - (b) the number of spaces required by applying the regulations set out in this Division to the existing uses, buildings and structures.
- 302.3. For additions to existing buildings or structures, or for changes or additions to an existing use, the numerical requirement for off-street parking spaces and off-street loading spaces is determined by applying the regulations of this Division to those changes or additions, but must not result in the loss of any existing spaces.
- 302.4. The regulations and requirements of this Bylaw apply fully to off-street parking spaces and off-street loading spaces provided in excess of Bylaw requirements.

BL 1306 302.5. For lots abutting lanes, all lot access and parking shall be accessed only from the lane.

303. USE

- 303.1. All required off-street parking spaces may only be used for the purpose of accommodating the vehicles of clients, customers, employees, members, residents, tenants or visitors who make use of the principal building or use for which the parking area is provided.

BL 1306 303.2. In all Residential zones, all off-street parking spaces located in a carport or a garage (detached and attached) shall be intended for the principal use by residents, tenants, or visitors of the principal building.

303.3. Without limiting the generality of the forgoing, off-street parking areas must not be used for off-street loading, driveways, highway access or egress, commercial repair work, display, or sale or storage of any kind.

304. LOCATION

304.1. Subject to section 304.1.1, all required off-street parking spaces and off-street loading spaces must be located on the same lot as the uses, buildings or structures for which the spaces are provided.

304.1.1. Off-street parking spaces may be located on a lot within 150 metres (492 ft.) of the lot containing the use, building or structure requiring the parking spaces, called “the benefiting lot”, if all of the following conditions are satisfied:

- (a) the use or building requiring the parking spaces is not residential;
- (b) the lot with the off-street parking has the same zone designation as the benefiting lot;
- (c) off-street parking is a permitted use for that lot;
- (d) an Easement is registered on title to the respective lots permitting access to the parking area for users of the benefiting lot; and
- (e) a Covenant pursuant to Section 219 of the *Land Title Act* is registered on title to that lot limiting the use of all or a portion of that lot to the provision of off-street parking for the benefiting lot.

304.1.2. Off street loading must be established so as to:

- (a) permit unobstructed access to and egress from each loading space at all times, and
- (b) not obstruct access to or egress from any off-street parking space.

304.2. The following are prohibited locations, respectively:

304.2.1. Off-street parking must not be within 1 metre (3.28 ft.) of a lot line common to the lot and a highway; and

304.2.2. Off-street loading must not be within the front yard or side yard.

305. ACCESSIBLE PARKING SPACES

305.1. As part of the off-street parking spaces that are required pursuant to this Division, accessible parking spaces for disabled persons must be provided as follows:

Required Number of Off-Street Parking Spaces	Required Number of Accessible Parking Spaces
0 to 4	None
5 to 10	1
11 to 20	2
Over 20	1 space per each additional 50 spaces required

305.2. Despite any other provision of this Bylaw, one (1) accessible parking space must be provided for every dwelling unit within a building that is specifically designed or intended to be occupied by disabled persons.

305.3. Each accessible parking space must be:

- (a) a minimum of 4 metres (13.12 ft.) in width;
- (b) marked with international symbol of Accessibility for the Disabled; and
- (c) signed and designed in accordance with the current B.C. Building Code.

306. OFF-STREET PARKING REQUIREMENTS

306.1. The minimum number of off-street parking spaces must be calculated in accordance with the following table:

Use, Building or Structure	Off-Street Parking Spaces Required
RURAL AGRICULTURAL	
Farm Retail Sales	2 spaces per 33 m ² (355 ft ²) of gross floor area
Horse Riding Stable	2 spaces plus 1 space per horse stall
Staff Accommodation	1 space per 5 employees
Agricultural Research Facility	1 space per 50 m ² (538 ft ²) of gross floor area, excluding greenhouses
RESIDENTIAL	
Single family residential	2 spaces
plus Boarding & Lodging	plus 1 space per bedroom used for Boarding & Lodging
plus Bed & Breakfast	plus 1 space per bedroom used for Bed & Breakfast
or Secondary Suite	plus 1 space
Apartment	2 spaces per dwelling unit
Townhouse Complex	2 spaces per dwelling unit
Guest Cottage	1 space
Caretaker's Unit	1 space per unit
Home Occupation	1 space per employee
Laneway House	plus 1 space
Carriage House	plus 1 space
COMMERCIAL & LIGHT INDUSTRIAL	
Convenience Store Retail Sales Accessory Retail Sales	1 space per 15 m ² (161.4 ft ²) gross floor area
Wholesale	1 space per 28 m ² (301.28 ft ²) gross floor area
Service Station	2 spaces plus 1 space per service bay plus 1 space per 15 m ² (161.4 ft ²) gross floor area of retail sales
Office, Professional Office,	1 space per 28 m ² (301.28 ft ²) gross floor area

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Veterinary Clinic	
Breeding and Boarding of Cats or Dogs	1 space per 28 m ² (301.28 ft ²) gross floor area
Restaurant/ Food Services	1 space per 3 seats
Motel	1.3 spaces per sleeping unit plus 1 space per 14 m ² (150.64 ft ²) of gross floor area of accessory uses
Golf Course	75 spaces per nine holes
Driving Range	1 space per golf tee
Winery	1 space per permanent employee
Light Industrial	1 space per 70 m ² (753.2 ft ²) plus 1 space per two employees
Mini-Storage	2 spaces per 50 storage units
Storage Facility Use	1 spaces per 15 m ² (161.4 ft ²) use area plus 2 spaces per shipping container
Nurseries & Commercial Greenhouses	1 space per 15 m ² (161.4 ft ²) of gross floor area
Mixing, Packaging and Shipping of Herbs and Spices	1 space per permanent employee
Bank/Credit Union	1 space per 20 m ² of gross floor area
Movie Theatre	1 space per four seats
Pharmacy	1 space per 20 m ² of gross floor area
Print Shop	1 space per 20 m ² of gross floor area
Hotel	1.1 space per room plus one space per 4 restaurant seats
Automobile sales and service	4 spaces plus 1 space per 55 m ² of gross floor area
Boat sales and service	1 space per 45 m ² of gross floor area
Boat storage	1 space per 45 m ² of gross floor area
Equipment Sales	1 space per 45 m ² of gross floor area
Agricultural Feed and Supplies	1 space per 30 m ² of gross floor area
Lounges and Pubs	1 space per 4 seats
Grocery Stores	1 space per 14 m ² of gross floor area
Building supplies	1 space per 20 m ² of gross floor area
Catering Establishments	1 space per 50 m ² of gross floor area
MARINE	
Ferry Terminal, Marina Class A, B, or C Boat Building & Repair, Marine Facilities (including ramp, etc.)	1 space per 3 slips or berths to be used for permanent moorage, and
	1 space per 2 boats for hire, plus 1 space per 4 seats in boats for passenger charter, and
	1 space per 37 m ² (398.12 ft ²) of gross floor area used for the sale of boats, engines, bait, tackle, food and chandlery, and

	1 space per permanent employee, and
	30 car/boat-trailer spaces for every lane or aisle on a launching ramp open to the general public, whether or not a fee is charged, and
	2 car/boat-trailer spaces for every marine elevator, crane or derrick-launching apparatus open to the general public, whether or not a fee is charged, and
	1 space per 3 seats in a restaurant, excluding a coffee shop primarily for boat owners, and
	1 space per 9.5 m ² (102.22 ft ²) of gross floor area used for social, recreational or dining room purposes.
Marina Sales	1 space per 37 m ² (398.12 ft ²) of gross floor area
Marine Pub	1 space per 5.5 m ² (59.18 ft ²) of gross floor area
INSTITUTIONAL/COMMUNITY	
Assembly	1 space per 10 seats plus 1 space per 19 m ² (204.44 ft ²) of gross floor area
Church	1 space per 8 m ² (861 ft ²) of gross floor area used for assembly
School (elementary and middle)	1 space per classroom plus 1 space per employee
School (secondary and adult)	5 spaces per classroom
Public Administration	1 space per 28 m ² (301.28 ft ²) of gross floor area
Community Care facility	1 space per employee plus 1 space per 5 beds
Utility	1 space per 38 m ² (408.88 ft ²) gross floor area or 1 space per 100 m ² (1076 ft ²) lot size, whichever is greater
Day Care	1 space per employee
Recreation Facility	1 space per 50 m ² (538 ft ²) of gross floor area plus 1 space per 4 spectator seats, plus 1 space per sheet of curling ice, plus 3 spaces per tennis, badminton, squash or racquetball court
Grandstand, Clubhouse Lounge Facility	1 space per 3 seats
Agricultural Exhibition Facility	1 space per 100 m ² (1076 ft ²) of gross floor area
College, University	1 space per 50 m ² (538 ft ²) of gross floor area
Education Training and Conference Use	1 space per 50 m ² (538 ft ²) of gross floor area
Community Extension Service	1 space per 50 m ² (538 ft ²) of gross floor area
Research Facility	1 space per 50 m ² (538 ft ²) of gross floor area
OTHER	
Airport	1 space per 10 m ² (107.6 ft ²) of terminal area
Heliport	1 space per 10 m ² (107.6 ft ²) of waiting room

Military Helicopter Operation	1 space per 28 m ² (301.28 ft ²) of gross floor area
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BL 1381

306.2. Surface and Design

306.2.1. All required off-street parking areas where more than:

- (i) 2 spaces are required in a Residential Zone,
- (ii) 2 spaces are required in a Commercial Zone, and
- (iii) 5 spaces are required in all other zones,

must satisfy each of the following:

- (a) be surfaced with a permanent surface of asphalt, concrete or similar pavement so as to provide a surface that is durable and dust-free for the purpose intended except when lands are designated within the Agricultural Land Reserve;
- (b) have fences or curbs to prevent the crossing of sidewalks and boulevards except at authorized exits and entrances;
- (c) have the individual parking spaces, manoeuvring aisles, entrances and exits clearly marked by curbs, fences or lines and signs;
- (d) have a maximum gradient and cross slope of 6 percent (6%);
- (e) have surface drainage directed to a public storm sewer system if available, and if not available then, to an approved planting area, bioswale, rock pit or private storm sewer system;
- (f) if lighted, have the lighting placed in such a manner so as to minimize light falling on abutting properties;

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306.2.2. Lots in the RA-6 Zone are exempt

- (a) the above subsections 306.2.1(a), (c), and (f); and
- (b) the above subsections 306.2.1(e) insofar as the drainage does not have to be directed to a storm sewer system provided the drainage is directed to either an open ditch or an approved alternative such as a bioswale or rock pit.

306.3. Parking Space and Aisle Dimensions

306.3.1. The minimum parking stall and aisle dimensions for all off-street parking must be in accordance with the following table:

Parking Angle (in degrees)	Width of Aisle	Length of Space	Width of Space
90	6.4 meters (2 Way) (20.99 ft.)	5.8 metres (19.02 ft.)	2.75 metres (9.02 ft.)
0 (parallel)	6.4 meters (2 Way) (20.99 ft.)	6.7 metres (21.98 ft.)	2.60 metres (8.53 ft.)
90	6.4 meters (1 Way) (20.99 ft.)	5.8 metres (19.02 ft.)	2.75 metres (9.02 ft.)
60	5.6 metres (1 Way) (18.37 ft.)	5.8 metres (19.02 ft.)	2.75 metres (9.02 ft.)
45	4.2 metres (1 Way) (13.78 ft.)	5.8 metres (19.02 ft.)	2.75 metres (9.02 ft.)

30	3.5 metres (1 Way) (11.48 ft.)	5.8 metres (19.02 ft.)	2.75 metres (9.02 ft.)
0 (Parallel)	3.8 metres (1 Way) (12.46 ft.)	6.7 metres (21.98 ft.)	2.60 metres (8.53 ft.)

- 306.3.2. When a parking space is abutting a wall of a height greater than 0.3 metres (0.98 ft.), then an additional 0.3 metres (0.98 ft.) is required to be added to the width of the parking space.
- 306.3.3. Where the parking angle is 60 degrees, 45 degrees or 30 degrees, only one-way traffic is permitted in the manoeuvring aisle.
- 306.3.4. Despite the requirements in 306.3.1 in cases when the off-street parking requirements exceed 19 spaces, a maximum of 15 percent of the total parking requirements may be reduced to 2.5 metres (8.2 ft.) in width and 5.3 metres (17.3 ft.) in length, provided that each such parking space is clearly designated with the words "SMALL CARS ONLY" on the pavement or facing wall.

307. OFF-STREET LOADING REQUIREMENTS

- 307.1. The minimum number of off-street loading spaces must be calculated in accordance with the following table:

Use, Building or Structure	Minimum Number of Off-Street Loading Spaces Required
Convenience Store, Light Industrial	1 space for 300 m ² (3228 ft ²) to 500 m ² (5380 ft ²) of gross floor area or 2 spaces for 500 m ² (5380 ft ²) to 2,500 m ² (26,900 ft ²) of gross floor area, plus 1 space for each 2,500 m ² (26,900 ft ²) additional gross floor area or fraction thereof
Office, Assembly	1 space for 300 m ² (3228 ft ²) to 3,000 m ² (32,280 ft ²) gross floor area, plus 1 space for each 3,500 m ² (37,660 ft ²) additional gross floor area or fraction thereof

307.2. Surface and Design

- 307.2.1. All off-street loading spaces must be:
- (a) surfaced with asphalt, concrete or similar pavement so as to provide a surface that is durable and dust-free for the purpose intended;
 - (b) drained and graded so as to dispose of all surface water; and
 - (c) drained parallel to sidewalks.
- 307.2.2. All off-street loading spaces must be located so that each separate use on a lot requiring loading has access to a loading space.
- 307.2.3. All off-street loading spaces must be clearly marked with the words "LOADING SPACE ONLY" on the pavement or wall facing.

307.3. Loading Space and Aisle Dimensions

- 307.3.1. All off-street loading spaces must be a minimum of 9.2 metres (30.1 ft.) in length and 3.0 metres (9.8 ft.) in width, and have a vertical clearance of 4.3

- metres (14.1 ft.).
- 307.3.2. The manoeuvring aisle for access to and egress from all off-street loading spaces must be a minimum of 6 metres (19.6 ft.).

DIVISION 400

LANDSCAPING AND SCREENING

401. OUTDOOR STORAGE AREAS

- BL 1306** 401.1. For all zones, except the R-1, R-2, R-3, CD-3, CD-4, RA-1, RA-2, RA-3 and RA-4 zones,
BL 1344 outdoor storage areas must be screened with a 1.9 metre (6.23 ft.) high fence around the perimeter of the outdoor storage area.

402. SEPARATING INDUSTRIAL AND COMMERCIAL USES FROM RESIDENTIAL USES

- 402.1. Where a lot is used or to be used for an Industrial or Commercial use within the C-1, C-2, C-3, C-4, CS-1, M-1, M-2, M-3, M-4 or M-7 zone, and where such a lot abuts a zone which permits a single family residential dwelling, apartment or a townhouse complex, the owner of the Industrial or Commercial use must provide landscaping and screening along the boundary of the shared property line in the following manner:

- (a) a 1.9 metre (6.23 ft.) high fence, and
- (b) tight, evergreen shrubbery (located 1 metre (3.2 ft.) apart on centre) at a minimum height of 1.9 metres (6.23 ft.).

403. SEPARATING INDUSTRIAL AND COMMERCIAL USES FROM A HIGHWAY

- BL 1281** 403.1. Where a lot is used or to be used for an Industrial or Commercial use within the C-1, C-2, C-3, C-4, C-5, CS-1, M-1, M-2, M-3, M-4 or M-7 zones, and where such a lot abuts Patricia Bay Highway, East Saanich Road, West Saanich Road, McTavish Road, Lands End Road, Wain Road, Dean Park Road, Willingdon Road, Canora Road, Ardmore Drive, Mills Road, John Road, or Tatlow Road, the owner of the Industrial or Commercial use must provide landscaping and screening along and within 3 metres (9.84 ft.) of the shared property line in the following manner:

- (a) tight, evergreen shrubbery (located 1 metre (3.28 ft.) apart on centre), at a minimum height of 1.2 metres (3.94 ft.), or
- (b) a grassed berm, at a height of 1.0 metre (3.28 ft.).

404. SEPARATING WASTE DISPOSAL AND TREATMENT SITES

- 404.1. Where a lot is used or to be used for a waste disposal or treatment site, and where such a lot abuts a zone which permits residential or commercial uses, or where such a lot abuts Patricia Bay Highway, East Saanich Road, West Saanich Road, McTavish Road, Lands End Road, Wain Road, Dean Park Road, Willingdon Road, Canora Road, Ardmore Drive, Mills Road, John Road, or Tatlow Road, the owner of the waste disposal or treatment site must provide landscaping and screening along and within 3 metres (9.84 ft.) of the shared property line in the following manner:

- (a) a 1.9 metres (6.23 ft.) high fence, and
- (b) tight, evergreen shrubbery (located 1 metre (3.28 ft.) apart on centre), at an installed minimum height of 1.9 metres (6.23 ft.).

405. SEPARATING VETERINARY CLINIC USE

- 405.1. Where a lot is used or to be used for a veterinary clinic, and where such a lot abuts lands in the Agricultural Land Reserve, the owner of the lot must provide landscaping and screening along and within 3 metres (9.84 ft.) of the shared property line in the following manner:

- (a) a 1.9 metres (6.23 ft.) high fence, and

- (b) tight evergreen shrubbery (located 1 metre (3.28 ft.) apart on centre) at a minimum height of 1.9 metres (6.23 ft.).

405.2. If existing trees and hedgerows provide a buffer along the shared property line, only one of Subsections 405.1(a) or 405.1(b) above is required for so long as the existing trees and hedgerow is maintained.

BL 1382

DIVISION 500 THE ZONES

501. RURAL AGRICULTURAL ZONES

- 501.1. RA-1 Rural Agricultural 1
- 501.2. RA-2 Rural Agricultural 2
- 501.3. RA-3 Rural Agricultural 3
- 501.4. RA-4 Rural Agricultural 4
- 501.5. RA-5 Rural Agricultural 5
- 501.6. RA-6 Rural Agricultural 6
- 501.7. RA-7 Veterinary Clinic

502. SINGLE FAMILY RESIDENTIAL ZONES

- 502.1. R-1 Single Family Residential 1
- 502.2. R-2 Single Family Residential 2
- 502.3. R-3 Single Family Residential 3

503. MULTIPLE FAMILY RESIDENTIAL ZONES

- 503.1. RM-1 Multiple Family Residential 1
- 503.2. RM-2 Multiple Family Residential 2
- 503.3. RM-3 Multiple Family Residential 3

504. MARINE ZONES

- 504.1. M-1 Commercial Wharf
- 504.2. M-2 Commercial Marina 1
- 504.3. M-3 Commercial Waterfront
- 504.4. M-4 Commercial Marina 2
- 504.5. M-5 Non-Commercial Marine 1
- 504.6. M-6 Non-Commercial Marine 2
- 504.7. M-7 Marine Pub

505. COMMERCIAL ZONES

- 505.1. C-1 Local Commercial
- 505.2. C-2 Restaurant Commercial
- 505.3. C-3 Golf Course Commercial
- 505.4. C-4 Professional Office
- 505.5. C-5 Sandown Commercial Zone

BL 1281

506. INDUSTRIAL ZONES

- 506.1. CS-1 Light Industrial

507. INSTITUTIONAL ZONES

- 507.1. P-1 Community Use
- 507.2. P-2 Public Assembly
- 507.3. P-3 Education and Research Facility
- 507.4. P-4 Park
- 507.5. P-5 Private Common Area/Open Space
- 507.6. P-6 Sandown Community Agriculture Zone
- 507.7. P-7 Education and Industrial
- 507.8. P-8 Public Assembly Mixed Use

BL 1281

508. OTHER ZONES

- 508.1. AP-1 Airport
- 508.2. CD-1 Comprehensive Development 1
- 508.3. CD-2 Comprehensive Development 2
- 508.4. CD-3 Comprehensive Development 3
- 508.5. CD-4 Comprehensive Development 4

BL 1306

BL 1344

This zone is intended to provide for rural land, with agricultural (including research), residential and limited commercial uses (or either), within the Agricultural Land Reserve consistent with and above and beyond the regulations and provisions of the *Agricultural Land Commission Act*.

501.1.1 Permitted Uses

(a) Principal

- (i) Farm uses
- (ii) Horse Riding Stables
- (iii) Nurseries & Commercial Greenhouses
- (iv) Single Family Residential
- (v) Agricultural Research Facility
- (vi) ALR medical marihuana operation [See Section 210]

BL 1405

(b) Secondary

- (i) Farm Retail Sales
- (ii) Home Occupation [See Section 203]
- (iii) Breeding and Boarding of Cats or Dogs
- (iv) Staff Accommodation
- (v) Accessory Uses [See Section 202]
- (vi) Accessory Buildings and Structures [See Section 202]
- (vii) Agri-Tourism Use
- (viii) Secondary Suite, subject to Section 206.1

BL 1371
BL 1382

501.1.2 Density

- | | |
|--------------------------|---|
| (a) Maximum Lot Coverage | <ul style="list-style-type: none"> (i) 25% if lot is less than 4000 m² (43,040 ft²) (ii) No restriction otherwise (iii) greenhouses are exempt from lot coverage |
|--------------------------|---|

BL 1295

501.1.3 Principal Buildings

- | | |
|--------------------|---|
| (a) Maximum Number | <ul style="list-style-type: none"> (i) 1 single family residential dwelling (ii) No restrictions for other principal uses |
| (b) Maximum Size | <ul style="list-style-type: none"> (i) 465 m² (5003.4 ft²) for a single family residential dwelling if lot less than 4000 m² (43,040 ft²) (ii) 650 m² (6994 ft²) for a single family residential dwelling if lot equal to or greater than 4000 m² (43,040 ft²) (iii) No restriction for other principal permitted uses |
| (c) Maximum Height | 11.5 metres (37.7 ft.) |

(d) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	If the principal building is a single family residential dwelling, the interior lot line setback for that dwelling may be reduced to 3 metres (9.84 ft.) provided that: (A) the combined total of the two interior lot line setbacks is at least 7.6 metres, or (B) the lot is a corner lot.

501.1.4 Accessory Buildings and Structures	
(a) Maximum Number	(i) 1 for Farm Retail Sales (ii) No restrictions otherwise
(b) Maximum Height	5.6 metres (18.4 ft.)
(c) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	3 metres (9.8 ft.) for all setbacks if accessory building or structure is used to accommodate Farm Retail Sales use.

501.1.5 Off-street Parking and Loading
Off-street parking and loading must be provided in accordance with Division 300 of this Bylaw.

501.1.6 Subdivision	
(a) Minimum Lot Size	20 hectares (49.4 acres)
(b) Minimum Lot Width	10% of the perimeter

BL 1295	501.1.7 Siting and Size of Residential Uses in the ALR		
	(a) Maximum Setbacks from Front Lot Line: Farm Residential Footprint	60 metres (196.9 ft.)	(i) Lots narrower than 33 metres are exempt from the 60 metre setback and must fill the front of the lot to a maximum of 2000 m ² (ii) Lots greater than 60 ha are exempt from maximum setback
BL 1369	(b) Maximum Setbacks from Front Lot Line: Rear of Principle Farm Residence, or staff accommodation	50 metres (164 ft.) (to allow for a 10 metre back yard)	(i) Lots greater than 60 ha are exempt from maximum setback
BL 1369	(c) Maximum Size of Farm Residential Footprint	2000 m ² ; plus	(i) 35m ² for each staff accommodation space

This zone is intended to provide for rural land, with agricultural, residential and limited commercial uses (or either), within the Agricultural Land Reserve consistent with and above and beyond the regulations and provisions of the *Agricultural Land Commission Act*.

501.2.1 Permitted Uses

(a) Principal

- (i) Farm uses
- (ii) Horse Riding Stables
- (iii) Nurseries & Commercial Greenhouses
- (iv) Single family residential
- (v) ALR medical marihuana operation [See Section 210]

BL 1405

(b) Secondary

- (i) Guest Cottage [See Section 204]
- (ii) Farm Retail Sales
- (iii) Home Occupation [See Section 203]
- (iv) Breeding and Boarding of Cats or Dogs
- (v) Accessory Uses [See Section 202]
- (vi) Accessory Buildings and Structures [See Section 202]
- (vii) Staff Accommodation
- (viii) Agri-Tourism Use
- (viii) Secondary Suite, subject to Section 206.1

BL 1369

BL 1347

BL 1371

BL 1381

BL 1382

501.2.2 Density

(a) Maximum Lot Coverage

- (i) 25% if lot is less than 4000 m² (43,040 ft²)
- (ii) No restriction otherwise
- (iii) greenhouses are exempt from lot coverage

BL 1295

501.2.3 Principal Buildings

(a) Maximum Number

- (i) 1 single family residential dwelling
- (ii) No restriction otherwise

(b) Maximum Size

- (i) 465 m² (5003.4 ft²) for a single family residential dwelling if lot less than 4000 m² (43,040 ft²)
- (ii) 650 m² (6994 ft²) for a single family residential dwelling if lot equal to or greater than 4000 m² (43,040 ft²)
- (iii) No restriction for other principal permitted uses

(c) Maximum Height	11.5 metres (37.7 ft.)
(d) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	If the principal building is a single family residential dwelling, the interior lot line setback for that dwelling may be reduced to 3 metres (9.84 ft.) provided that: (A) the combined total of the two interior lot line setbacks is at least 7.6 metres, or (B) the lot is a corner lot.

501.2.4 Accessory Buildings and Structures

(a) Maximum Number	(i) 1 for Farm Retail Sales (ii) No restriction otherwise
(b) Maximum Height	5.6 metres (18.4 ft.)
(c) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	3 metres (9.8 ft.) for all setbacks if accessory building or structure is used to accommodate Farm Retail Sales use.

501.2.5 Off-street Parking and Loading

Off-street parking and loading must be provided in accordance with Division 300 of this Bylaw.

BL 1295 501.2.6 Subdivision

(a) Minimum Lot Size	4 hectares (9.88 acres)
(b) Minimum Lot Width	10% of the perimeter of the lot

BL 1295 501.2.7 Siting and Size of Residential Uses in the ALR

(a) Maximum Setbacks from Front Lot Line: Farm Residential Footprint	60 metres (196.9 ft.)	(i) Lots narrower than 33 metres are exempt from the 60 metre setback and must fill the front of the lot to a maximum of 2000 m ² (ii) Lots greater than 60 ha are exempt from maximum setback
(b) Maximum Setbacks from Front Lot Line: Rear of Principle Farm Residence, or guest cottage, or staff accommodation	50 metres (164 ft.) (to allow for a 10 metre back yard)	(i) Lots greater than 60 ha are exempt from maximum setback
(c) Maximum Size of Farm Residential Footprint	2000 m ² ; plus	(i) 1000 m ² for a guest cottage; plus (ii) 35m ² for each staff accommodation space

BL 1369

BL 1369

This zone is intended to provide for rural lots, with residential and limited commercial uses (or either), that are not serviced with a community sewer system, but may be serviced by a community water system.

501.3.1 Permitted Uses

(a) Principal

- (i) Farm uses
- (ii) Horse Riding Stables
- (iii) Nurseries & Commercial Greenhouses
- (iv) Single family residential
- (v) ALR medical marihuana operation [See Section 210]

BL 1405

(b) Secondary

- (i) Guest Cottage [See Section 204]
- (ii) Farm Retail Sales
- (iii) Home Occupation [See Section 203]
- (iv) Breeding and Boarding of Cats or Dogs
- (v) Accessory Uses [See Section 202]
- (vi) Accessory Buildings and Structures [See Section 202]
- (vii) Staff Accommodation
- (viii) Agri-Tourism Use
- (viii) Secondary Suite, subject to Section 206.1

BL 1369

BL 1347

BL 1381

BL 1371

BL 1382

501.3.2 Density

(a) Maximum Lot Coverage

- (i) 25% if lot is less than 4000 m² (43,040 ft²)
- (ii) No restriction otherwise
- (iii) greenhouses are exempt from lot coverage

BL 1295

501.3.3 Principal Buildings

(a) Maximum Number

- (i) 2, but
- (ii) Only 1 may be a single family residential dwelling.

(b) Maximum Size

- (i) 465 m² (5003.4 ft²) for a single family residential dwelling if lot less than 4000 m² (43,040 ft²)
- (ii) 650 m² (6994 ft²) for a single family residential dwelling if lot equal to or greater than 4000 m² (43,040 ft²)
- (iii) No restriction for other principal permitted uses

(c) Maximum Height

11.5 metres (37.7 ft.)

(d) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	If the principal building is a single family residential dwelling, the interior lot line setback for that dwelling may be reduced to 3 metres (9.84 ft.) provided that: (A) the combined total of the two interior lot line setbacks is at least 7.6 metres, or (B) the lot is a corner lot.

501.3.4 Accessory Buildings and Structures	
(a) Maximum Number	(i) 1 for Farm Retail Sales use (ii) No restriction otherwise
(b) Maximum Height	5.6 metres (18.4 ft.)
(c) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	3 metres (9.8 ft.) for all setbacks if accessory building or structure is used to accommodate Farm Retail Sales

501.3.5 Off-street Parking and Loading
Off-street parking and loading must be provided in accordance with Division 300 of this Bylaw.

501.3.6 Subdivision	
(a) Minimum Lot Size	2 hectares (4.94 acres)
(b) Minimum Lot Width	10% of the perimeter of the lot

BL 1295	501.3.7 Siting and Size of Residential Uses in the ALR		
	(a) Maximum Setbacks from Front Lot Line: Farm Residential Footprint	60 metres (196.9 ft.)	(i) Lots narrower than 33 metres are exempt from the 60 metre setback and must fill the front of the lot to a maximum of 2000 m ² (ii) Lots greater than 60 ha are exempt from maximum setback
BL 1369	(b) Maximum Setbacks from Front Lot Line: Rear of Principle Farm Residence, or guest cottage, or staff accommodation	50 metres (164 ft.) (to allow for a 10 metre back yard)	(i) Lots greater than 60 ha are exempt from maximum setback
BL 1369	(c) Maximum Size of Farm Residential Footprint	2000 m ² ; plus	(i) 1000 m ² for a guest cottage; plus (ii) 35m ² for each staff accommodation space

This zone is intended to provide for rural lots, with agricultural, residential and limited commercial uses (or either), that are serviced with a community water system but not a community sewer system.

501.4.1 Permitted Uses

(a) Principal

- (i) Farm uses
- (ii) Nurseries & Commercial Greenhouses
- (iii) Single family residential

(b) Secondary

- (i) Farm Retail Sales
- (ii) Staff Accommodation
- (iii) Guest Cottage *[See Section 204]*
- (iv) Home Occupation *[See Section 203]*
- (v) Breeding and Boarding of Cats or Dogs
- (vi) Accessory Uses *[See Section 202]*
- (vii) Accessory Buildings and Structures *[See Section 202]*
- (viii) Agri-Tourism Use
- (viii) Secondary Suite, subject to Section 206.1

BL 1369

BL 1371
BL 1382**501.4.2 Density**

(a) Maximum Lot Coverage

- (i) 25% if lot is less than 4000 m² (43,040 ft²)
- (ii) No restriction otherwise
- (iii) greenhouses are exempt from lot coverage

BL 1295

501.4.3 Principal Buildings

(a) Maximum Number

- (i) 1 single family residential dwelling
- (ii) No restrictions for other principal permitted uses

(b) Maximum Size

- (i) 465 m² (5003.4 ft²) for a single family residential dwelling if lot less than 4000 m² (43,040 ft²)
- (ii) 588 m² (6004 ft²) for a single family residential dwelling if lot equal to or greater than 4000 m² (43,040 ft²)
- (iii) No restriction for other principal permitted uses

(c) Maximum Height

11.5 metres (29.5 ft.)

(d) Minimum Setbacks:

- (i) Front 7.6 metres (25 ft.)
- (ii) Rear 7.6 metres (25 ft.)

(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	If the principal building is a single family residential dwelling, the interior lot line setback for that dwelling may be reduced to 3 metres (9.84 ft.) provided that: (A) the combined total of the two interior lot line setbacks is at least 7.6 metres, or (B) the lot is a corner lot.

501.4.4 Accessory Buildings and Structures	
(a) Maximum Number	(i) 1 for Farm Retail Sales (ii) No restriction otherwise
(b) Maximum Height	5.6 metres (18.4 ft.)
(c) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	3 metres (9.8 ft.) for all setbacks if accessory building or structure is used to accommodate Farm Retail Sales use

501.4.5 Off-street Parking and Loading
Off-street parking and loading must be provided in accordance with Division 300 of this Bylaw.

501.4.6 Subdivision	
(a) Minimum Lot Size	8000 m ² (86,080 ft ²)
(b) Minimum Lot Width	10% of the perimeter of the lot

BL 1295

501.4.7 Siting and Size of Residential Uses in the ALR		
(a) Maximum Setbacks from Front Lot Line: Farm Residential Footprint	60 metres (196.9 ft.)	(i) Lots narrower than 33 metres are exempt from the 60 metre setback and must fill the front of the lot to a maximum of 2000 m ² (ii) Lots greater than 60 ha are exempt from maximum setback
(b) Maximum Setbacks from Front Lot Line: Rear of Principle Farm Residence, or guest cottage, or staff accommodation	50 metres (164 ft.) (to allow for a 10 metre back yard)	(i) Lots greater than 60 ha are exempt from maximum setback
(c) Maximum Size of Farm Residential Footprint	2000 m ² ; plus	(i) 1000 m ² for a guest cottage; plus (ii) 35m ² for each staff accommodation space

BL 1369

BL 1369

This zone is intended to provide land for rural lots, with agricultural, residential and limited commercial uses (or either), that may be serviced with a community water system but not a community sewer system.

501.5.1 Permitted Uses

(a) Principal

- (i) Farm uses
- (ii) Horse Riding Stables
- (iii) Nurseries & Commercial Greenhouses
- (iv) Single family residential

(b) Secondary

- (i) Farm Retail Sales
- (ii) Guest Cottage *[See Section 204]*
- (iii) Home Occupation *[See Section 203]*
- (iv) Breeding and Boarding of Cats or Dogs
- (v) Accessory Uses *[See Section 202]*
- (vi) Accessory Buildings and Structures *[See Section 202]*
- (vii) Agri-Tourism Use
- (viii) Secondary Suite, subject to Section 206.1

BL 1369

BL 1371
BL 1382

501.5.2 Density

(a) Maximum Lot Coverage

- (i) 25% if lot is less than 4000 m² (43,040 ft²)
- (ii) No restriction otherwise
- (iii) greenhouses are exempt from lot coverage

BL 1295

501.5.3 Principal Buildings

(a) Maximum Number

- (i) 2, but
- (ii) Only 1 may be a single family residential dwelling.

(b) Maximum Size

- (i) 465 m² (5003.4 ft²) for a single family residential dwelling if lot less than 4000 m² (43,040 ft²)
- (ii) 558 m² (6004 ft²) for a single family residential dwelling if lot equal to or greater than 4000 m² (43,040 ft²)
- (iii) No restriction for other principal permitted uses

(c) Maximum Height

11.5 metres (37.7 ft.)

(d) Minimum Setbacks:

- (i) Front 7.6 metres (25 ft.)
- (ii) Rear 7.6 metres (25 ft.)
- (iii) Interior Side 7.6 metres (25 ft.)

(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	If the principal building is a single family residential dwelling, the interior lot line setback for that dwelling may be reduced to 3 metres (9.84 ft.) provided that: (A) the combined total of the two interior lot line setbacks is at least 7.6 metres, or (B) the lot is a corner lot.

501.5.4 Accessory Buildings and Structures	
(a) Maximum Number	(i) 1 for Farm Retail Sales (ii) No restriction otherwise
(b) Maximum Height	5.6 metres (18.4 ft.)
(c) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	3 metres (9.8 ft.) for all setbacks if accessory building or structure is used to accommodate Farm Retail Sales

501.5.5 Off-street Parking and Loading
Off-street parking and loading must be provided in accordance with Division 300 of this Bylaw.

501.5.6 Subdivision	
(a) Minimum Lot Size	4000 m ² (43,040 ft ²)
(b) Minimum Lot Width	10% of the perimeter of the lot

BL 1295 501.5.7 Siting and Size of Residential Uses in the ALR

(a) Maximum Setbacks from Front Lot Line: Farm Residential Footprint	60 metres (196.9 ft.)	(i) Lots narrower than 33 metres are exempt from the 60 metre setback and must fill the front of the lot to a maximum of 2000 m ² (ii) Lots greater than 60 ha are exempt from maximum setback
(b) Maximum Setbacks from Front Lot Line: Rear of Principle Farm Residence, or guest cottage, or staff accommodation	50 metres (164 ft.) (to allow for a 10 metre back yard)	(i) Lots greater than 60 ha are exempt from maximum setback
(c) Maximum Size of Farm Residential Footprint	2000 m ² ; plus	(i) 1000 m ² for a guest cottage; plus (ii) 35m ² for each staff accommodation space

BL 1369

BL 1369

This zone is intended to provide regulations for rural land, with agricultural (including research), residential and limited commercial uses (or either), within the Agricultural Land Reserve consistent with and above and beyond the regulations and provisions of the *Agricultural Land Commission Act*.

501.6.1 Permitted Uses

(a) Principal

- (i) Farm uses
- (ii) Agricultural Research Facility
- (iv) Horse Riding Stables
- (v) Nurseries & Commercial Greenhouses
- (vi) Single family residential
- (vii) ALR medical marihuana operation [See Section 210]

BL 1405

(b) Secondary

- (i) Farm Retail Sales
- (ii) Staff Accommodation
- (iii) Packaging and Shipping of Cookware, but only as Accessory Use to the Mixing, Packaging and Shipping of Herbs and Spices and provided both uses are in the same building
- (iv) Home Occupation [See Section 203]
- (v) Accessory Uses [See Section 202]
- (vi) Accessory Buildings and Structures [See Section 202]
- (vii) Guest cottage [See Section 204]
- (viii) Agri-Tourism Use
- (ix) Secondary Suite, subject to Section 206.1

BL 1369

BL 1347

BL 1381

BL 1371

BL 1382

501.6.2 Density

(a) Maximum Lot Coverage

- (i) 25% if lot is less than 4000 m² (43,040 ft²)
- (ii) No restriction otherwise
- (iii) greenhouses are exempt from lot coverage

BL 1295

501.6.3 Principal Buildings

(a) Maximum Number

- (i) 1 single family residential dwelling
- (ii) No restrictions for other principal permitted uses

(b) Maximum Size

- (i) 558 m² (6004 ft²) for single family residential dwelling
- (ii) No restriction for other principal permitted uses

(c) Maximum Height

- (i) 9.15 metres (30 ft.) for single family residential dwellings

	(ii) 11.5 metres otherwise
(d) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)

501.6.4 Accessory Buildings and Structures	
(a) Maximum Number	(i) 1 for Farm Retail Sales (ii) No restriction otherwise
(b) Maximum Height	4.5 metres (14.76 ft.)
(c) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)

501.6.5 Off-street Parking and Loading
Off-street parking and loading must be provided in accordance with Division 300 of this Bylaw.

501.6.6 Subdivision	
(a) Minimum Lot Size	10 hectares (24.7 acres)
(b) Minimum Lot Width	10% of the perimeter of the lot

BL 1295

501.6.7 Siting and Size of Residential Uses in the ALR		
(a) Maximum Setbacks from Front Lot Line: Farm Residential Footprint	60 metres (196.9 ft.)	(i) Lots narrower than 33 metres are exempt from the 60 metre setback and must fill the front of the lot to a maximum of 2000 m ² (ii) Lots greater than 60 ha are exempt from maximum setback
(b) Maximum Setbacks from Front Lot Line: Rear of Principle Farm Residence, or guest cottage, or staff accommodation	50 metres (164 ft.) (to allow for a 10 metre back yard)	(i) Lots greater than 60 ha are exempt from maximum setback
(c) Maximum Size of Farm Residential Footprint	2000 m ² ; plus	(i) 1000 m ² for a guest cottage; plus (ii) 35m ² for each staff accommodation space

BL 1369

BL 1369

This zone is intended to provide land for small veterinary clinics in a rural residential context.

501.7.1 Permitted Uses	
(a) Principal	
(i) Veterinary Clinic <i>[See Section 207]</i>	
(ii) Single Family Residential	
(b) Secondary	
(i) Accessory Retail Sales	
(ii) Accessory Uses <i>[See Section 202]</i>	
(iii) Accessory Buildings and Structures <i>[See Section 202]</i>	

501.7.2 Density	
(a) Maximum Lot Coverage	15%
(b) Maximum Floor Area Ratio	0.3

501.7.3 Principal Buildings	
(a) Maximum Number	1
(b) Maximum Size	(i) 300 m ² (3229.2 ft ²) for Veterinary Clinic (ii) 465 m ² (5003.4 ft ²) for Single family residential dwelling
(c) Maximum Height	7.6 m (25 ft.)
(d) Minimum Setbacks:	
(i) Front	7.6 m (25 ft.)
(ii) Rear	7.6 m (25 ft.)
(iii) Interior Side	7.6 m (25 ft.)
(iv) Exterior Side	7.6 m (25 ft.)
(v) Exception	Veterinary Clinic - 15 m (50 ft.) where the property line (or portion) is immediately adjacent to lands that are within the ALR

501.7.4 Accessory Buildings and Structures	
(a) Maximum Number	2
(b) Maximum Size	56 m ² (602.56 ft ²)
(c) Maximum Height	4.5 m (14.76 ft.)
(d) Minimum Setbacks:	
(i) Front	7.6 m (25 ft.)
(ii) Rear	7.6 m (25 ft.)
(iii) Interior Side	6 m (19.68 ft.)
(iv) Exterior Side	6 m (19.68 ft.)

501.7.5 Off-street Parking and Loading

Off-street parking and loading must be provided in accordance with Division 300 of this Bylaw.
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501.7.6 Landscaping and Screening
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Landscaping and screening must be provided in accordance with Division 400 of this Bylaw.

501.7.7 Subdivision

(a) Minimum Lot Size	4000 m ²
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(b) Minimum Lot Width	30 m
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This zone is intended solely for the purpose of low density single family residential housing on land that is serviced by both community water and community sewer systems.

502.1.1 Permitted Uses	
(a) Principal	(i) Single Family Residential
(b) Secondary	(i) Secondary Suite <i>[See Section 206]</i> (ii) Home Occupation <i>[See Section 203]</i> (iii) Accessory Uses <i>[See Section 202]</i> (iv) Accessory Buildings and Structures <i>[See Section 202]</i>

502.1.2 Density	
(a) Maximum Lot Coverage	25%
(b) Maximum Floor Area Ratio	0.30

502.1.3 Principal Buildings	
(a) Maximum Number	1
(b) Maximum Size	465 m ² (5003 ft ²)
(c) Maximum Height	(i) 11.5 metres (37.7 ft.), or (ii) 9.15 metres (30 ft.) if lot width is 20 metres (65.6 ft.) or less.
(d) Minimum Setbacks: (i) Front (ii) Rear (iii) Interior Side (iv) Exterior Side (v) Combined Side	7.6 metres (25 ft.) 7.6 metres (25 ft.) 3 metres (9.8 ft.) (A) 7.6 metres (25 ft.), or (B) 4.5 metres (14.7 ft.) if a corner lot with a lot width of 20 metres (65.6 ft.) or less. (A) For a lot with two interior side lot lines that has a lot width of 20 metres (65.6 ft.) or less, one interior side lot line setback may be reduced to a minimum of 1.5 metres (4.9 ft.) provided that the total of the two interior side yard setbacks must not be less than 4.5 metres (14.7 ft.). (B) For a lot with two interior side lot lines, the total of the side yards must not be less than 7.6 metres (25 ft.), with one of the side yards having a minimum width of 3 metres (9.8 ft.).

502.1.4 Accessory Buildings and Structures	
BL 1295 (a) Maximum Number BL 1295	(i) 1 if (b) (iii) applies (ii) 2, unless (ii) or (iii) applies; (iii) 3 if one is a carport or garage; (iv) up to an additional 3 accessory buildings under 10 m ² in size
(b) Maximum Size	(i) 56 m ² (602.5 ft ²), unless (ii) or (iii) applies

BL 1295

	(ii) 65 m ² (699.4 ft ²) if at least one of the accessory buildings is a carport or a garage; or (iii) 102 m ² (1097 ft ²) if all other accessory buildings or structures on the lots are under 10 m ² in size.
(c) Maximum Height	5.6 metres (18.4 ft.)
(d) Minimum Setbacks: (i) Front (ii) Rear (iii) Interior Side (iv) Exterior Side	7.6 metres (25 ft.) 7.6 metres (25 ft.) (A) 3 metres (9.8 ft.) (B) 1.5 metres (4.92 ft.) for accessory buildings that are less than 14 m ² (150.6 ft ²) 7.6 metres. (25 ft.)
(e) Maximum Fence Height	(i) Front Yard – 1.2 metres (4 ft.) (ii) All other areas – 1.9 metres (6.23 ft.).
(f) Minimum Separation	No accessory building or structure may be located within 3 metres (9.8 ft.) of any other building or structure.

502.1.5 Off-street Parking

Off-street parking must be provided in accordance with Division 300 of this Bylaw.

502.1.6 Subdivision

(a) Minimum Lot Size	1400 m ² (15,069.4 ft ²)
(b) Minimum Lot Width	26 m (85.3 ft.)

BL 1372**502.1.7 Other Regulations**

Despite the regulations under the headings 502.1.6(a) Subdivision, the following regulations apply to Lot 1, Section 1, Range 3 East, Plan 17888 District of North Saanich (8513 Bourne Terrace)

(a) Minimum lot size	1353m ² (14,563.6ft ²)
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This zone is intended solely for the purpose of low density single family residential housing on land that is serviced by a community water system and by either a community sewer system or a septic system.

502.2.1 Permitted Uses

(a) Principal

- (i) Single Family Residential

(b) Secondary

- (i) Secondary Suite [See Section 206]
- (ii) Guest Cottage [See Section 204]
- (iii) Home Occupation [See Section 203]
- (iv) Breeding and Boarding of Cats or Dogs
- (v) Accessory Uses [See Section 202]
- (vi) Accessory Buildings and Structures [See Section 202]

BL 1369

502.2.2 Density

(a) Maximum Lot Coverage

- (i) 25% for lots less than 20 metres (65.6 ft.) in lot width and less than 2000 m² (21,528 ft²) in lot area;
- (ii) 20% otherwise

(b) Maximum Floor Area Ratio

- (i) 0.25,
- (ii) 0.30 for lots less than 20 metres (65.6 ft.) in lot width and less than 2000 m² (21,528 ft²) in lot area.

502.2.3 Principal Buildings

(a) Maximum Number

1

(b) Maximum Size

465 m² (5003 ft²)

(c) Maximum Height

- (i) 9.15 m (30 ft.)
- (ii) 7.6 metres (25 ft.) if lot width is less than 20 metres (65.6 ft.)

BL 1306

(d) Minimum Setbacks:

- (i) Front 7.6 metres (25 ft.)
- (ii) Rear 7.6 metres (25 ft.)
- (iii) Interior Side (A) 3 metres. (9.8 ft.).
(B) 1.5 metres (4.9 ft.) if a corner lot with a lot width of 20 metres (65.6 ft.) or less.
- (iv) Exterior Side (A) 7.6 metres.
(B) 4.5 metres (14.7 ft.) if a corner lot with a lot width of 20 metres (65.6 ft.) or less.
- (v) Combined Side (A) For a lot with two interior side lot lines that has a lot width of 20 metres (65.6 ft.) or less, one interior side lot line setback may be reduced to a minimum of 1.5 metres (4.9 ft.) provided that the total of the two interior side yard setbacks must not be less than 4.5 metres (14.7 ft.).

BL 1292

	(B) For a lot with two interior side lot lines, the total of the side yards must not be less than 7.6 metres (25 ft.), with one of the side yards having a minimum width of 3 metres (9.8 ft.).
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502.2.4 Accessory Buildings and Structures	
BL 1295 (a) Maximum Number	(i) 1 if (b)(iii) applies (ii) 2, unless (ii) or (iii) applies; (iii) 3 if one is a carport or garage; (iv) up to an additional 3 accessory buildings under 10 m ² in size
BL 1295 (b) Maximum Size	(i) 56 m ² (602.5 ft ²), unless (ii) or (iii) applies (ii) 65 m ² (699.4 ft ²) if at least one of the accessory buildings is a carport or a garage; or (iii) 102 m ² (1097 ft ²) if all other accessory buildings or structures on the lots are under 10 m ² in size
BL 1295 (c) Maximum Height	5.6 metres (18.4 ft.)
(d) Minimum Setbacks	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	(A) 3 metres. (B) 1.5 metres (4.9 ft.) for accessory buildings that are less than 14 m ² (150.6 ft ²)
(iv) Exterior Side	7.6 metres (25 ft.)
(e) Maximum Fence Height	(i) Front Yard – 1.2 metres (4 ft.) (ii) All other areas – 1.9 metres (6.23 ft.).
BL 1295 (f) Minimum Separation	No accessory building or structure may be located within 3 metres (9.8 ft.) of any other building or structure.

502.2.5 Off-street Parking
Off-street parking must be provided in accordance with Division 300 of this Bylaw.

502.2.6 Subdivision	
(a) Minimum Lot Size	2000 m ² (21,528 ft ²)
(b) Minimum Lot Width	26 m (85.3 ft.)

BL 1357	502.2.7 Other Regulations
Despite the regulations under the headings 502.2.2a, 502.2.3d(i), 502.2.3d(ii), the following regulations apply to Lot 4, Section 17, Range 3 West, North Saanich District, Plan 30966 (495 Norris Road):	
(a) Maximum Lot Coverage	25%
(b) Minimum Setbacks	
(i) Front	7.0m (25ft.)
(ii) Rear	7.0m (25ft.)

This zone is intended solely for the purpose of low density single family residential housing on land that is serviced by a community water system but not a community sewer system.

502.3.1 Permitted Uses

(a) Principal

- (i) Single Family Residential

(b) Secondary

- (i) Guest Cottage [See Section 204]
- (ii) Home Occupation [See Section 203]
- (iii) Breeding and Boarding of Cats or Dogs
- (iv) Accessory Uses [See Section 202]
- (v) Accessory Buildings and Structures [See Section 202]
- (vii) Secondary Suite, subject to Section 206.1

BL 1369

BL 1382

502.3.2 Density

(a) Maximum Lot Coverage	15 %
(b) Maximum Floor Area Ratio	0.25

502.3.3 Principal Buildings

(a) Maximum Number

1

(b) Maximum Size

558 m² (6004 ft²)

(c) Maximum Height

- (i) 9.15 metres (30 ft.),
- (ii) 7.6 metres (25 ft.) if lot width is less than 20 metres (65.6 ft.).

(d) Minimum Setbacks:

(i) Front

7.6 metres (25 ft.)

(ii) Rear

7.6 metres (25 ft.)

(iii) Interior Side

- (A) 3 metres.
- (B) 1.5 metres (4.9 ft.), if a corner lot with a lot width of 20 metres (65.6 ft.) or less.

(iv) Exterior Side

- (A) 7.6 metres.
- (B) 4.5 metres (14.7 ft.), if a corner lot with a lot width of 20 metres (65.6 ft.) or less.

(v) Combined Side

- (A) For a lot with two interior side lot lines that has a lot width of 20 metres (65.6 ft.) or less, one interior side lot line may be reduced to a minimum of 1.5 metres (4.9 ft.) provided that the total of the two interior side yard setbacks must not be less than 4.5 metres (14.8 ft.).
- (B) For a lot with two interior side lot lines, the total of the side yard setbacks must not be less than 7.6 metres (25 ft.), with one of the side yards having a minimum width of 3 metres (9.8 ft.).

BL 1306

502.3.4 Accessory Buildings and Structures	
BL 1295 (a) Maximum Number	(i) 1 if (b)(iii) applies (ii) 2, unless (ii) or (iii) applies; (iii) 3 if one is a carport or garage; (iv) up to an additional 3 accessory buildings under 10 m ² in size
BL 1295 (b) Maximum Size	(i) 56 m ² (602.5 ft ²), unless (ii) or (iii) applies (ii) 65 m ² (699.4 ft ²) if at least one of the accessory buildings is a carport or a garage; or (iii) 102 m ² (1097 ft ²) if all other accessory buildings or structures on the lots are under 10 m ² in size.
(c) Maximum Height	5.6 metres (18.4 ft.)
(d) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	(A) 3 metres (B) 1.5 metres (4.9 ft.) for accessory buildings that are less than 14 m ² (150.6 ft ²)
(iv) Exterior Side	7.6 metres.
(e) Maximum Fence Height	
(i) Front Yard	1.2 metres (4 ft.)
(ii) All other areas	1.9 metres (6.23 ft.)
(f) Minimum Separation	No accessory building or structure may be located within 3 metres (9.8 ft.) of any other building or structure.

502.3.5 Off-street Parking

Off-street parking must be provided in accordance with Division 300 of this Bylaw.

502.3.6 Subdivision

(a) Minimum Lot Size	4000 m ² (43,055.6 ft ²)
(b) Minimum Lot Width	46 metres (150.9 ft.)

This zone is intended to provide for low density multiple family residential housing on large tracts of land that is serviced by a community water system.

503.1.1 Permitted Uses

(a) Principal

- (i) Townhouse Complex

(b) Secondary

- (i) Home Occupation [See Section 203]

- (ii) Accessory Buildings and Structures [See Section 202]

503.1.2 Density

(a) Maximum Density

2.5 units per hectare

503.1.3 Principal Buildings

(a) Maximum Number

No restriction

(b) Maximum Size

240 m² (2,583ft²) per unit

(c) Maximum Height

7.6 m (25 ft.)

(d) Minimum Setbacks:

- | | |
|---------------------|-----------------------|
| (i) Front | 7.5 metres (24.6 ft.) |
| (ii) Rear | 7.5 metres (24.6 ft.) |
| (iii) Interior Side | 7.5 metres (24.6 ft.) |
| (iv) Exterior Side | 7.5 metres (24.6 ft.) |

503.1.4 Accessory Buildings and Structures

(a) Maximum Height

4.5 metres (14.7 ft.)

(b) Maximum Fence Height

- | | |
|----------------------|-----------------------|
| (i) Front Yard | 1.2 metres (4 ft.) |
| (ii) All other areas | 1.9 metres (6.23 ft.) |

(c) Minimum Setbacks:

- | | |
|---------------------|-----------------------|
| (i) Front | 7.5 metres (24.6 ft.) |
| (ii) Rear | 7.5 metres (24.6 ft.) |
| (iii) Interior Side | 7.5 metres (24.6 ft.) |
| (iv) Exterior Side | 7.5 metres (24.6 ft.) |

BL 1295

503.1.5 Off-street Parking

Off-street parking must be provided in accordance with Division 300 of this Bylaw.

503.1.6 Play and Recreation Area

- | |
|--|
| (a) Every Townhouse Complex must provide useable open space area in the amount of:
(i) 46 m ² (494.9 ft ²) for each three (3) bedroom dwelling unit
(ii) 28 m ² (301.2 ft ²) for each two (2) bedroom dwelling unit; and
(iii) 19 m ² (204.4 ft ²) for each one (1) bedroom dwelling unit.
(b) Every Townhouse Complex containing thirty (30) or more dwelling units must provide indoor recreation space in the amount of 2.3 m ² (24.7 ft ²) for each dwelling unit. |
|--|

503.1.7 Subdivision

- | | |
|-----------------------|---------------------------------|
| (a) Minimum Lot Size | 20 hectares (49.4 acres) |
| (b) Minimum Lot Width | 10% of the perimeter of the lot |

This zone is intended to provide for low density multiple family residential housing that is serviced with community water and sewer systems; single family residential uses may continue.

503.2.1 Permitted Uses

(a) Principal

- (i) Single Family Residential
- (ii) Townhouse Complex
- (iii) Apartment

(b) Secondary

- (i) Home Occupation [See Section 203]
- (ii) Accessory Uses [See Section 202]
- (iii) Accessory Buildings and Structures [See Section 202]

503.2.2 Density

(a) Maximum Lot Coverage

33%

(b) Maximum Density

30 units per hectare

503.2.3 Principal Buildings

(a) Maximum Number

No restrictions provided the lot is serviced with a community sewer system

(b) Maximum Height

7.6 m (25 ft.)

(c) Minimum Setbacks:

- (i) Front 6 metres (19.6 ft.)
- (ii) Rear 6 metres (19.6 ft.)
- (iii) Interior Side 6 metres (19.6 ft.)
- (iv) Exterior Side 6 metres (19.6 ft.)

503.2.4 Accessory Buildings and Structures

(a) Maximum Height

4.5 metres (14.7 ft.)

(b) Minimum Setbacks:

- (i) Front 6 metres (19.6 ft.)
- (ii) Rear 6 metres (19.6 ft.)
- (iii) Interior Side 6 metres (19.6 ft.)
- (iv) Exterior Side 6 metres (19.6 ft.)

(c) Maximum Fence height

- (i) Front Yard 1.2 metres (4 ft.)
- (ii) All other areas 1.9 metres (6.23 ft.)

BL 1295

503.2.5 Off-street Parking

Off-street parking must be provided in accordance with Division 300 of this Bylaw.
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503.2.6 Play and Recreation Area

(a) Every Townhouse Complex and Apartment must provide useable open space area in the amount of:
--

- | |
|---|
| (i) 46 m ² (494.9 ft ²) for each three (3) bedroom dwelling unit |
| (ii) 28 m ² (301.2 ft ²) for each two (2) bedroom dwelling unit; and |
| (iii) 19 m ² (204.4 ft ²) for each one (1) bedroom dwelling unit. |

(b) Every Townhouse Complex and Apartment containing thirty (30) or more dwelling units must provide indoor recreation space in the amount of 2.3 m ² (24.7 ft ²) for each dwelling unit.
--

503.2.7 Subdivision

(a) Minimum Lot Size	(i) 2000 m ² for Single Family Residential (ii) 4000 m ² for all other uses.
(b) Minimum Lot Width	(i) 26 m (85.3 ft.) for Single Family Residential (ii) 46 m (150.8 ft.) for all other uses.

This zone is intended to provide for multiple family housing on land that is serviced by both a community water system and a community sewer system.

503.3.1 Permitted Uses	
(a) Principal	
(i) Apartment	
(b) Secondary	
(i) Accessory Uses <i>[See Section 202]</i>	
(ii) Accessory Buildings and Structures <i>[See Section 202]</i>	

503.3.2 Density	
(a) Maximum Lot Coverage	33%
(b) Maximum Floor Area Ratio	0.89
(c) Maximum Density	52 units per hectare

503.3.3 Principal Buildings	
(a) Maximum Height	10.6 m (34.8 ft.)
(b) Minimum Setbacks:	
(i) Front	6.4 metres (20.9 ft.)
(ii) Rear	15 metres (49.2 ft.)
(iii) Interior Side	4.5 metres (14.7 ft.)
(iv) Exterior Side	4.5 metres (14.7 ft.)

503.3.4 Accessory Buildings and Structures	
(a) Maximum Height	5.25 m (17.2 ft.)
(b) Minimum Setbacks:	
(i) Front	6 metres (19.6 feet)
(ii) Rear	6 metres (19.6 feet)
(iii) Interior Side	6 metres (19.6 feet)
(iv) Exterior Side	6 metres (19.6 feet)
(c) Maximum Fence Height	
(i) Front Yard	1.2 metres (4 ft.)
(ii) All other areas	1.9 metres (6.23 ft.)

BL 1295

503.3.5 Off-street Parking
Off-street parking must be provided in accordance with Division 300 of this Bylaw.

503.3.6 Landscaping and Screening
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Landscaping and screening must be provided in accordance with Division 400 of this Bylaw.

503.3.7 Subdivision

(a) Minimum Lot Size	4000 m ² (43,040 ft ²)
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(b) Minimum Lot Width	46 metres (150.88 ft.)
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504.1 • COMMERCIAL WHARF**M-1**

This zone is intended to provide land and water for the operation of B.C. Ferries subject to the paramount jurisdiction of the Government of Canada respecting navigation and shipping.

504.1.1 Permitted Uses	
(a) Principal	(i) Ferry Terminal
(b) Secondary	(i) Breakwaters and Groynes (ii) Accessory Uses [See Section 202] (iii) Accessory Buildings and Structures [See Section 202]

504.1.2 Density	
(a) Maximum Lot Coverage	(i) 30% (land) (ii) 30% (water)

504.1.3 Principal Buildings	
(a) Maximum Height	20 metres (65.6 feet)
(b) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.) if abutting Rural Agricultural Zone or Residential Zone
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	30 metres (98.4 ft.) if abutting a Residential Zone

504.1.4 Accessory Buildings and Structures	
(a) Maximum Height	10 metres (32.8 ft.)
(b) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)

504.1.5 Off-street Parking and Loading	
Off-street parking and loading must be provided in accordance with Division 300 of this Bylaw.	

504.1.6 Landscaping and Screening
--

Landscaping and screening must be provided in accordance with Division 400 of this Bylaw.

504.1.7 Subdivision

(a) Minimum Lot Size	4000 m ² (43,040 ft ²)
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(b) Minimum Lot Width	10% of the perimeter of the lot
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This zone is intended to provide land and water for the operation of yacht clubs and marinas

504.2.1 Permitted Uses	
(a) Principal	
(i) Marina Class A	
(ii) Marina Sales	
(iii) Boat Building and Repair	
(b) Secondary	
(i) Caretaker's Unit <i>[See Section 205]</i>	
(ii) Accessory Uses <i>[See Section 202]</i>	
(iii) Accessory Buildings and Structures <i>[See Section 202]</i>	

504.2.2 Density	
(a) Maximum Lot Coverage	(i) 30% (land). (ii) 30% (water)

504.2.3 Principal Buildings	
(a) Maximum Height	9.15 metres (30 ft.)
(b) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	0 metres for a structure on the water which provides a physical connection with the land.

504.2.4 Accessory Buildings and Structures	
(a) Maximum Number	(i) 1 for caretaker's unit (ii) No restriction otherwise
(b) Maximum Height	7.6 metres (25 ft.)
(c) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	0 metres for a structure on the water which provides a physical connection with the land.

504.2.5 Off-street Parking and Loading

Off-street parking and loading must be provided in accordance with Division 300 of this Bylaw.
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504.2.6 Landscaping and Screening
--

Landscaping and screening must be provided in accordance with Division 400 of this Bylaw.

504.2.7 Subdivision

(a) Minimum Lot Size	4000 m ² (43,040 ft ²)
(b) Minimum Lot Width	10% of the perimeter of the lot

This zone is intended to provide land and water for the operation of marine-type businesses.

504.3.1 Permitted Uses	
(a) Principal	
(i) Marina Class B	
(ii) Marina Sales	
(iii) Boat Building and Repair	
(b) Secondary	
(i) Caretaker's Unit <i>[See Section 205]</i>	
(ii) Accessory Uses <i>[See Section 202]</i>	
(iii) Accessory Buildings and Structures <i>[See Section 202]</i>	

504.3.2 Density	
(a) Maximum Lot Coverage	(i) 30% (land). (ii) 30% (water)
(b) Other	Boats used as permanent living quarters must not occupy more than 5% of the linear wharfage of a marina.

504.3.3 Principal Buildings	
(a) Maximum Height	7.6 metres (25 ft.)
(b) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	0 metres for a structure on the water which provides a physical connection with the land.

504.3.4 Accessory Buildings and Structures	
(a) Maximum Number	(i) 1 for caretaker's unit (ii) No restriction otherwise
(b) Maximum Height	7.6 metres (25 ft.)
(c) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	0 metres for a structure on the water which provides a physical connection with the land.

504.3.5 Off-street Parking and Loading

Off-street parking and loading must be provided in accordance with Division 300 of this Bylaw.
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504.3.6 Landscaping and Screening
--

Landscaping and screening must be provided in accordance with Division 400 of this Bylaw.

504.3.7 Subdivision

(a) Minimum Lot Size	4000 m ² (43,040 ft ²)
(b) Minimum Lot Width	10% of the perimeter of the lot

This zone is intended to provide land and water for the operation of marinas, but with limited on-shore facilities.

504.4.1 Permitted Uses	
(a) Principal	(i) Marina Class C
(b) Secondary	(i) Caretaker's Unit <i>[See Section 205]</i> (ii) Accessory Uses <i>[See Section 202]</i> (iii) Accessory Buildings and Structures <i>[See Section 202]</i>

504.4.2 Density	
(a) Maximum Lot Coverage	(i) 30% (land) (ii) 30% (water)

504.4.3 Principal Buildings	
(a) Maximum Height	7.6 metres (25 ft.)
(b) Minimum Setbacks:	(i) Front 7.6 metres (25 ft.) (ii) Rear 7.6 metres (25 ft.) (iii) Interior Side 7.6 metres (25 ft.) (iv) Exterior Side 7.6 metres (25 ft.) (v) Exception 0 metres for a structure on the water which provides a physical connection with the land.

504.4.4 Accessory Buildings and Structures	
(a) Maximum Number	(i) 1 for caretaker's unit (ii) No restriction otherwise
(b) Maximum Height	7.6 metres (25 ft.)
(c) Minimum Setbacks:	(i) Front 7.6 metres (25 ft.) (ii) Rear 7.6 metres (25 ft.) (iii) Interior Side 7.6 metres (25 ft.) (iv) Exterior Side 7.6 metres (25 ft.) (v) Exception 0 metres for a structure on the water which provides a physical connection with the land.

504.4.5 Off-street Parking and Loading

Off-street parking and loading must be provided in accordance with Division 300 of this Bylaw.
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504.4.6 Landscaping and Screening
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Landscaping and screening must be provided in accordance with Division 400 of this Bylaw.

504.4.7 Subdivision

(a) Minimum Lot Size	4000 m ² (43,040 ft ²)
(b) Minimum Lot Width	10% of the perimeter of the lot

This zone is intended to provide for non-commercial marine activities on the water.

504.5.1 Permitted Uses	
(a) Principal	
(i) Marine Recreation	
(ii) Boat Moorage ¹	
(iii) Non-Commercial Moorage Facility ¹	

¹ Only permitted subject to Subsection 504.5.7

504.5.3 Principal Buildings	
(a) Maximum Number	1
(b) Maximum Size	See Subsection 504.5.7
(c) Maximum Height	See Subsection 504.5.7
(d) Minimum Setbacks:	
(i) Front	2 metres (6.5 ft.)
(ii) Rear	2 metres (6.5 ft.)
(iii) Interior Side	2 metres (6.5 ft.)
(iv) Exterior Side	2 metres (6.5 ft.)
(v) Exception	0 metres for a structure on the water which provides a physical connection with the land.

504.5.4 Accessory Buildings and Structures	
(a) Maximum Number	No restriction subject to Subsection 504.5.7
(b) Maximum Size	See Subsection 504.5.7
(c) Maximum Height	See Subsection 504.5.7
(d) Minimum Setbacks:	
(i) Front	2 metres (6.5 ft.)
(ii) Rear	2 metres (6.5 ft.)
(iii) Interior Side	2 metres (6.5 ft.)
(iv) Exterior Side	2 metres (6.5 ft.)
(v) Exception	0 metres for a structure on the water which provides a physical connection with the land.

504.5.5 Off-street Parking

Off-street parking must be provided in accordance with Division 300 of this Bylaw.

504.5.6 Landscaping and Screening

Landscaping and screening must be provided in accordance with Division 400 of this Bylaw.

504.5.7 Conditions of Use			
	(1)	For certainty, breakwaters and groynes, and other similar structures that impede the natural flow of water or the natural transport of beach material, are not permitted uses or structures.	
	(2)	(a)	Piers, ramps and floats must not exceed the following dimensions:
			(i) Piers or Jetties: Width 1.5 metres (4.9 ft.) and length 15 metres (49.2 ft.) extending seaward from the natural boundary.
			(ii) Ramps: Width 1.5 metres (4.9 ft.) and length 10 metres (32.8 ft.) extending seaward from extremity of pier.
			(iii) Floats: Maximum area of 40 m ² (430.4 ft ²) and not to extend more than 10 metres (32.8 ft.) from a fixed pier or ramp.
		(b)	No more than one float may be attached to a pier or a ramp.
	(3)	Non-commercial Moorage Facility is only permitted in strict compliance with the following regulations:	
		(a)	Maximum size – 40 m ² (430.4 ft ²).
		(b)	Maximum length – 30 metres (98.4 ft.).
		(c)	Maximum horizontal distance between the mean high water level and the mean low water level – 20 metres (65.6 ft.).
		(d)	No storage of petroleum products or other toxic materials.
		(e)	No impediment to pedestrian access and travel along foreshore.
		(f)	No outdoor storage, unenclosed storage, storage facility use or lockers.
		(g)	No repair facilities.
	(4)	Buoys sited on or affixed to land covered by water are permitted provided such buoys:	
		(a)	must not at any time protrude above the water line more than 1 metre (3.2 ft.);
		(b)	must not be of a volume greater than 1 m ³ (35.3 cubic feet); and
		(c)	must otherwise comply with the “Private Buoys Regulation” under the <i>Canada Shipping Act</i> .
	(5)	For certainty, no commercial activities are permitted from moorage facilities or from moored boats.	

BL 1295 This zone is intended to provide a building-free and structure-free environment on land and water (including no pier, wharf, jetty, dock, float, boat ramp, boat launching facility or boathouse) for open marine-recreation purposes with the following exemption: encroachments for stairs or stair landings with a footprint up to 1.2 m. (4 ft.) by 1.2 m. (4 ft.).

504.6.1 Permitted Uses	
(a) Principal	
(i) Marine Recreation	
(ii) Boat Moorage ¹	

¹ Only permitted subject to Subsection 504.6.5

504.6.2 Density	
(a) Maximum Lot Coverage	0
(b) Maximum Floor Area Ratio	0

504.6.3 Principal Buildings	
(a) Maximum Number	0
(b) Maximum Size	0
(c) Maximum Height	0

504.6.4 Accessory Buildings and Structures	
(a) Maximum Number	0
(b) Maximum Size	0
(c) Maximum Height	0

504.6.5 Conditions of Use		
	(1)	Buoys sited on or affixed to land covered by water are permitted provided such buoys:
	(a)	must not at any time protrude above the water line more than 1 metre (3.2 ft.);
	(b)	must not be of a volume greater than 1 m ³ (35.3 cubic feet); and
	(c)	must otherwise comply with the "Private Buoys Regulation" under the <i>Canada Shipping Act</i> .
	(2)	For certainty, no commercial activities are permitted from moored boats.

This zone is intended to provide land and water for a marine pub.

504.7.1 Permitted Uses	
(a) Principal	(i) Marine Pub
(b) Secondary	(i) Caretaker's Unit <i>[See Section 205]</i> (ii) Accessory Uses <i>[See Section 202]</i> (iii) Accessory Buildings and Structures <i>[See Section 202]</i>

504.7.2 Density	
(a) Maximum Lot Coverage	(i) 20% (land) (ii) 30% (water)
(b) Maximum Floor Area Ratio	0.5

504.7.3 Principal Buildings	
(a) Maximum Number	1
(b) Maximum Height	7.6 metres (25 ft.)
(c) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	30 metres (98.4 ft.) if abutting a Residential Zone.

504.7.4 Accessory Buildings and Structures	
(a) Maximum Number	(i) 1 for caretaker's unit (ii) No restriction otherwise
(b) Maximum Height	4.5 m (14.76 ft.)
(c) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	30 metres (98.4 ft.) if abutting a Residential Zone.

504.7.5 Off-street Parking

Off-street parking must be provided in accordance with Division 300 of this Bylaw.

504.7.6 Landscaping and Screening

Landscaping and screening must be provided in accordance with Division 400 of this Bylaw.

504.7.7 Subdivision	
(a) Minimum Lot Size	4000 m ² (43,040 ft ²)
(b) Minimum Lot Width	10% of the perimeter of the lot

This zone is intended to provide land for convenience shopping, offices or service station (or combination) near residential areas, and also for farm uses within the ALR.

505.1.1 Permitted Uses	
(a) Principal	
(i) Farm uses on lands within ALR	
(ii) Convenience Store	
(iii) Service Station	
(iv) Office	
(b) Secondary	
(i) Caretaker's Unit <i>[See Section 205]</i>	
(ii) Accessory Uses <i>[See Section 202]</i>	
(iii) Accessory Buildings and Structures <i>[See Section 202]</i>	

505.1.2 Density	
(a) Maximum Lot Coverage	15%
(b) Maximum Floor Area Ratio	0.3

505.1.3 Principal Buildings	
(a) Maximum Number	1
(b) Maximum Size	350 m ² (3766 ft ²) for convenience store
(c) Maximum Height	7.6 m (25 ft.)
(d) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)

505.1.4 Accessory Buildings and Structures	
(a) Maximum Number	1
(b) Maximum Height	4.5 metres (14.7 feet)
(c) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)

505.1.5 Off-street Parking

Off-street parking must be provided in accordance with Division 300 of this Bylaw.

505.1.6 Landscaping and Screening
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Landscaping and screening must be provided in accordance with Division 400 of this Bylaw.

505.1.7 Subdivision

(a) Minimum Lot Size	2000 m ² (21,520 ft ²)
(b) Minimum Lot Width	30 metres (98.4 feet)

This zone is intended to provide for a restaurant, including with a single family residence.

505.2.1 Permitted Uses	
(a) Principal	
(i) Restaurant	
(ii) Restaurant with Single Family Residential	
(b) Secondary	
(i) Caretaker's Unit <i>[See Section 205]</i>	
(ii) Accessory Uses <i>[See Section 202]</i>	
(iii) Accessory Buildings and Structures <i>[See Section 202]</i>	

505.2.2 Density	
(a) Maximum Lot Coverage	(i) 20% for restaurant with single family residential use (ii) 5% for all other uses
(b) Maximum Floor Area Ratio	0.25 for a single family residential dwelling,

505.2.3 Principal Buildings		
(a) Maximum Number	(i) 1 (ii) 2 if one is for a restaurant and the other is for single family residential dwelling.	
(b) Maximum Size	350 m ² (3766 ft ²) for restaurant 465 m ² (5002.4 ft ²) for single family residential dwelling, and a minimum floor area of the ground floor is 79 m ² (850 ft ²)	
(c) Maximum Height	9.15 m (30 ft.) for restaurant 6.55 m (21.5 ft.) for single family residential dwelling	
(d) Minimum Setbacks:	Restaurant	Single Family Residential
(i) Front	12 m (39.3 ft.)	7.6 metres (25 ft.)
(ii) Rear	12 m (39.3 ft.)	7.6 metres (25 ft.)
(iii) Interior Side	12 m (39.3 ft.)	(A) 3 metres. (9.8 ft.). (B) 15 metres (49.2 ft.) if corner lot that has a lot width of 20 metres (65.6 ft.) or less.
(iv) Exterior Side	12 m (39.3 ft.)	(A) 7.6 metres. (B) 4.5 metres (14.7 ft.), if a corner lot with a lot width of 20 metres (65.6 ft.) or less.
(v) Combined Side	12 m (39.3 ft.)	(A) Subject to subsection (B), for a lot with two interior side lot lines, the total of the side yards must not be less than 7.6 metres (25 ft.), with one of the side yards having a minimum width of 3 metres (9.8 ft.). (B) For a lot with two interior side lot lines that has a lot width of 20 metres (65.6 ft.) or less, one interior side lot line setback may be

		reduced to a minimum of 1.5 metres (4.9 ft.) provided that the total of the two interior side yard setbacks must not be less than 4.5 metres (14.7 ft.).
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505.2.4 Accessory Buildings and Structures		
(a) Maximum Number	(i) 2 for single family residential use, unless (A) or (B) applies; (A) 3 if one is a carport or garage; (B) up to an additional 3 accessory buildings under 10 m ² only if used exclusively for any or all of: pump houses, wood sheds or greenhouses. (ii) 1 for all other uses	
(b) Maximum Size	(i) 56 m ² (602.5 ft ²) for single family residential use, unless (A) or (B) applies (A) 65 m ² (699.4 ft ²) if at least one of the accessory buildings is a carport or a garage; or (B) 102 m ² (1097 ft ²) if there is only one or no accessory buildings or structures on the lots over 10 m ² in size. (ii) 150 m ² (1614 ft ²) for all other uses	
(c) Maximum Height	4.5 m (14.76 ft.)	
(d) Minimum Setbacks:		
(i) Front	7.6 metres (25 ft.)	
(ii) Rear	7.6 metres (25 ft.)	
(iii) Interior Side	7.6 metres (25 ft.)	
(iv) Exterior Side	7.6 metres (25 ft.)	

505.2.5 Off-street Parking
Off-street parking must be provided in accordance with Division 300 of this Bylaw.

505.2.6 Landscaping and Screening
Landscaping and screening must be provided in accordance with Division 400 of this Bylaw.

505.2.7 Subdivision	
(a) Minimum Lot Size	1.4 ha (3.46 acres)
(b) Minimum Lot Width	30 m (98.4 ft.)

This zone is intended to provide land for golf course and accessory uses

BL 1405

505.3.1 Permitted Uses	
(a) Principal	
(i) Golf Course	
(ii) ALR medical marihuana operation <i>[See Section 210]</i>	
(b) Secondary	
(i) Caretaker's Unit <i>[See Section 205]</i>	
(ii) Accessory Uses <i>[See Section 202]</i>	
(iii) Accessory Buildings and Structures <i>[See Section 202]</i>	

505.3.2 Density	
(a) Maximum Lot Coverage	15%

505.3.3 Principal Buildings	
(a) Maximum Height	7.6 metres (25 ft.)
(b) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	12 metres (39.3 ft.) if abutting a Residential Zone

505.3.4 Accessory Buildings and Structures	
(a) Maximum Number	(i) 1 for caretaker's unit (ii) No restriction otherwise
(b) Maximum Height	4.5 metres (14.76 ft.)
(b) Minimum Setbacks:	12 metres (39.3 ft.) on all sides abutting a Residential Zone

505.3.5 Off-street Parking
Off-street parking must be provided in accordance with Division 300 of this Bylaw.

505.3.6 Landscaping and Screening
Landscaping and screening must be provided in accordance with Division 400 of this Bylaw.

505.3.7 Subdivision	
(a) Minimum Lot Size	20 hectares (49.4 acres)
(b) Minimum Lot Width	10% of the perimeter of the lot

This zone is intended to provide regulations for small professional offices.

505.4.1 Permitted Uses	
(a) Principal	(i) Professional Office
(b) Secondary	(i) Caretaker's Unit <i>[See Section 205]</i> (ii) Accessory Retail Sales (iii) Accessory Uses <i>[See Section 202]</i> (iv) Accessory Buildings and Structures <i>[See Section 202]</i>

505.4.2 Density	
(a) Maximum Lot Coverage	15 %
(b) Maximum Floor Area Ratio	0.3

505.4.3 Principal Buildings	
(a) Maximum Number	1
(b) Maximum Size	300 m ² (3229.2 ft ²)
(c) Maximum Height	9.15 metres (30 ft.)
(d) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)

505.4.4 Accessory Buildings and Structures	
(a) Maximum Number	2
(b) Maximum Size	56 m ² (602.5 ft ²)
(c) Maximum Height	4.5 m (14.76 ft.)
(d) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)

505.4.5 Off-street Parking and Loading
Off-street parking and loading must be provided in accordance with Division 300 of this Bylaw.

505.4.6 Landscaping and Screening
--

Landscaping and screening must be provided in accordance with Division 400 of this Bylaw.

505.4.7 Subdivision

(a) Minimum Lot Size	2000 m ² (21,520 ft ²)
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(b) Minimum Lot Width	26 metres (85.2 ft.)
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BL 1281 This zone is intended to provide regulations for a broad array of commercial and other uses on a portion of the property known as Sandown Racetrack.

505.5.1 Permitted Uses¹	
(a) Principal	
(i)	Restaurants
(ii)	Service station
(iii)	Movie theatre
(iv)	Light industrial
(v)	Research facility
(vi)	Professional offices
(vii)	Office
(viii)	Motel/hotel
(ix)	Retail Sales
(x)	Nurseries & Commercial Greenhouses
(xi)	Automobile sales/service
(xii)	Boat sales/service/storage (dry docks)
(xiii)	Warehousing/distribution
(xiv)	Mini-storage
(xv)	Equipment sales
(xvi)	Agricultural supplies and feed
(xvii)	Educational, training and conference use
(xviii)	Lounges and pubs
(xix)	Grocery store
(xx)	Convenience store
(xxi)	Building supplies
(xxii)	Bank/Credit Union
(xxiii)	Veterinary Clinic
(xxiv)	Furniture and Appliance store
(xxv)	Off-farm Farmer's Market
(xxvi)	Catering Establishment
(xxvii)	Pharmacy store
(xxviii)	Print Shop

¹ Only permitted subject to Subsection 505.5.7

505.5.2 Density	
(a) Maximum Lot Coverage	40 %

505.5.3 Principal Buildings	
(a) Maximum Height	9.15 metres (30 ft)
(b) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft)
(ii) Rear	2.0 metres (6.56 ft)
(iii) Interior Side	2 metres (6.56ft)
(iv) Exterior Side	7.6 metres (25 ft)

505.5.4 Off-street Parking and Loading

Off-street parking and loading must be provided in accordance with Division 300 of this Bylaw.
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505.5.5 Landscaping and Screening
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Landscaping and screening must be provided in accordance with Division 400 of this Bylaw.

505.5.6 Subdivision

(a) Minimum Lot Size	4047 m ² (one acre)
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(b) Minimum Lot Width	25 metres (82ft)
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505.5.7	Conditions of Use
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	(1)	No retail or commercial unit or store may exceed 4,645 sq.m. (50,000 sq.ft.).
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	(2)	For certainty, no casinos, gaming or comparable entertainment is permitted.
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This zone is intended to provide for light industrial activities that are compatible with the surrounding areas.

506.1.1 Permitted Uses	
(a) Principal	<ul style="list-style-type: none"> (i) Light Industrial (ii) Mini Storage (iii) Research Facility
(b) Secondary	<ul style="list-style-type: none"> (i) Caretaker's Unit <i>[See Section 205]</i> (ii) Storage Facility Use¹ (iii) Accessory Uses <i>[See Section 202]</i> (iv) Accessory Buildings and Structures <i>[See Section 202]</i>

¹ Only permitted subject to Section 506.1.8

506.1.2 Density	
(a) Maximum Lot Coverage	<ul style="list-style-type: none"> (i) 60% (ii) 25% if accessory office use is less than 1300 m² (13,988 ft²),
(b) Maximum Floor Area Ratio	0.3

506.1.3 Principal Buildings	
(a) Maximum Number	<ul style="list-style-type: none"> (i) 1 (ii) 2 if lot size is greater than 2000 m² (21,520 ft²)
(b) Maximum Size	300 m ² (3229.2 ft ²)
(c) Maximum Height	9.15 metres (30 ft.)
(d) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.) if abutting Rural Agricultural Zone or Residential Zone
(iv) Exterior Side	7.6 metres (25 ft.)

506.1.4 Accessory Buildings and Structures	
(a) Maximum Number	<ul style="list-style-type: none"> (i) 1 for caretaker's unit (ii) No restriction otherwise
(b) Maximum Size	65 m ² (699.6 ft ²)
(c) Maximum Height	4.5 m (14.76 ft.)
(d) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.) if abutting a Rural Agricultural Zone or Residential

(ii) Rear	Zone 7.6 metres (25 ft.) if abutting a Rural Agricultural Zone or Residential Zone
(iii) Interior Side	7.6 metres (25 ft.) if abutting a Rural Agricultural Zone or Residential Zone
(iv) Exterior Side	7.6 metres (25 ft.) if abutting a Rural Agricultural Zone or Residential Zone

506.1.5 Off-street Parking and Loading

Off-street parking and loading must be provided in accordance with Division 300 of this Bylaw.

506.1.6 Landscaping and Screening

Landscaping and screening must be provided in accordance with Division 400 of this Bylaw.

506.1.7 Subdivision

(a) Minimum Lot Size	2000 m ² (21,520 ft ²)
(b) Minimum Lot Width	30 metres (98.4 ft.)

506.1.8 Conditions of Use

(1)	Storage Facility Uses must comply with the setbacks as if it were a principal building.
(2)	If the Storage Facility Use is or includes the use of a shipping container, the shipping container must be used for shipping purposes and in no case may be in the zone for longer than 90 consecutive days.

This zone is intended to provide land for the education, administration, recreation and servicing needs of the general public, and also for farm uses for lands within the ALR.

507.1.1 Permitted Uses	
(a) Principal	
(i)	Farm uses on lands within ALR
(ii)	School
(iii)	Public Administration
(iv)	Community Care Facility
(v)	Utility
(vi)	Boat Ramp
(b) Secondary	
(i)	Caretaker's Unit <i>[See Section 205]</i>
(ii)	Open Area Recreation
(iii)	Accessory Uses <i>[See Section 202]</i>
(iv)	Accessory Buildings and Structures <i>[See Section 202]</i>

507.1.2 Density	
(a) Maximum Lot Coverage	20%
(b) Maximum Floor Area Ratio	0.25

507.1.3 Principal Buildings	
(a) Maximum Number	1
(b) Maximum Height	11.5 metres (37.7 ft.)
(c) Minimum Setbacks:	
(i) Front	7.6 metres
(ii) Rear	7.6 metres
(iii) Interior Side	7.6 metres
(iv) Exterior Side	7.6 metres

507.1.4 Accessory Buildings and Structures	
(a) Maximum Number	(i) 1 for caretaker's unit (ii) No restriction otherwise
(b) Maximum Height	4.5 metres (14.7 ft.)
(c) Minimum Setbacks:	
(i) Front	7.6 metres
(ii) Rear	7.6 metres
(iii) Interior Side	7.6 metres
(iv) Exterior Side	7.6 metres

507.1.5 Off-street Parking and Loading

Off-street parking and loading must be provided in accordance with Division 300 of this Bylaw.
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507.1.6 Subdivision

(a) Minimum Lot Size	8000 m ² (86,080 ft ²)
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(b) Minimum Lot Width	46 metres (150.8 ft.)
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This zone is intended to provide land for buildings that are used for recreational and other assembly activities that cater to the general public.

BL 1405

507.2.1 Permitted Uses	
(a) Principal	
(i) Assembly	
(ii) Recreation Facility	
(iii) ALR medical marihuana operation [See Section 210]	
(b) Secondary	
(i) Caretaker's Unit [See Section 205]	
(ii) Accessory Uses [See Section 202]	
(iii) Accessory Buildings and Structures [See Section 202]	

507.2.2 Density	
(a) Maximum Lot Coverage	20%
(b) Maximum Floor Area Ratio	0.25

BL 1295

507.2.3 Principal Buildings	
(a) Maximum Number	1
(b) Maximum Height	11.5 metres (37.7 ft.)
(c) Minimum Setbacks:	
(i) Front	7.6 metres
(ii) Rear	7.6 metres
(iii) Interior Side	7.6 metres
(iv) Exterior Side	7.6 metres

507.2.4 Accessory Buildings and Structures	
(a) Maximum Number	(i) 1 for caretaker's unit (ii) No restriction otherwise
(b) Maximum Height	4.5 metres (14.7 ft.)
(c) Minimum Setbacks:	
(i) Front	7.6 metres
(ii) Rear	7.6 metres
(iii) Interior Side	7.6 metres
(iv) Exterior Side	7.6 metres

507.2.5 Off-street Parking and Loading

Off-street parking and loading must be provided in accordance with Division 300 of this Bylaw.

507.2.6 Subdivision	
(a) Minimum Lot Size	8000 m ² (86,080 ft ²)
(b) Minimum Lot Width	46 metres (150.8 ft.)

This zone is intended to provide land for education and research.

507.3.1 Permitted Uses

- (a) Principal
- (i) College
 - (ii) University
 - (iii) Research Facility
 - (iv) Education Training and Conference Use
 - (v) ALR medical marihuana operation *[See Section 210]*

BL 1405

- (b) Secondary
- (i) Food Services
 - (ii) Temporary Accommodation
 - (iii) Accessory Uses *[See Section 202]*
 - (iv) Accessory Buildings and Structures *[See Section 202]*

BL 1295

507.3.2 Density

- | | |
|--------------------------|-----|
| (a) Maximum Lot Coverage | 10% |
|--------------------------|-----|

507.3.3 Principal Buildings

- | | |
|-----------------------|------------------------|
| (a) Maximum Height | 15.5 metres (50.9 ft.) |
| (b) Minimum Setbacks: | |
| (i) Front | 30 metres (98.4 ft.) |
| (ii) Rear | 30 metres (98.4 ft.) |
| (iii) Interior Side | 30 metres (98.4 ft.) |
| (iv) Exterior Side | 30 metres (98.4 ft.) |

507.3.4 Accessory Buildings and Structures

- | | |
|-----------------------|-----------------------|
| (a) Maximum Height | 4.5 metres (14.7 ft.) |
| (b) Minimum Setbacks: | |
| (i) Front | 30 metres (98.4 ft.) |
| (ii) Rear | 30 metres (98.4 ft.) |
| (iii) Interior Side | 30 metres (98.4 ft.) |
| (iv) Exterior Side | 30 metres (98.4 ft.) |

507.3.5 Off-street Parking and Loading

Off-street parking and loading must be provided in accordance with Division 300 of this Bylaw.

507.3.6 Subdivision

- | | |
|----------------------|--------------------------|
| (a) Minimum Lot Size | 20 hectares (49.4 acres) |
|----------------------|--------------------------|

507.3.7 Conditions of Secondary Use		
	(a)	Food services and temporary accommodation uses are conditional on these services being provided primarily to persons who are registered or employed in educational, training, research or conference programs established in conjunction with principal use.
	(b)	Limited public use of the facilities in subsection (a) is permitted provided it is clearly ancillary and subordinate to the principal use, with no public advertising.

This zone is intended to provide land for municipal, regional and provincial parks, and farm use on lands within ALR.

507.4.1 Permitted Uses	
(a) Principal	
(i) Farm uses on lands within ALR	
(ii) Park	
(b) Secondary	
(i) Accessory Use	
(ii) Accessory Buildings and Structures	

507.4.2 Principal Buildings	
(a) Minimum Setbacks:	
(i) Front	7.6 metres
(ii) Rear	7.6 metres
(iii) Interior Side	7.6 metres
(iv) Exterior Side	7.6 metres

507.4.3 Accessory Buildings and Structures	
(a) Maximum Height	7.6 m (25 ft.)
(b) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)

This zone is intended to accommodate landscaping and recreational use of the common areas of strata developments, and farm use on lands within ALR.

507.5.1 Permitted Uses

(a) Principal

- (i) Farm uses on lands within ALR
- (ii) Ornamental Landscaping
- (iii) Residential Garden Plots
- (iv) Trails, Bridle Paths and Walkways
- (v) Open Area Recreation
- (vi) ALR medical marihuana operation [See Section 210]

(b) Secondary

- (i) Accessory Buildings and Structures

BL 1405

507.5.2 Principal Buildings

(a) Maximum Number 0

(b) Maximum Size 0

(c) Maximum Height 0

507.5.3 Accessory Buildings and Structures

(a) Maximum Number	(i) 2, unless (ii) or (iii) applies; (ii) 3 if one is a carport or garage; (iii) up to an additional 3 accessory buildings under 10 m ² only if used exclusively for any or all of: pump houses, wood sheds or greenhouses.
(b) Maximum Size	56 m ² (602.5 ft ²)
(c) Maximum Height	4.5 metres (14.7 ft.)
(d) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	(i) 3 metres; (ii) 1.5 metres (4.9 ft.) if accessory building is less than 14 m ² (150.6 ft ²).
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Minimum Separation	No accessory building or structure may be located within 3 metres (9.8 ft.) of any other building or structure.

BL 1281 This zone is intended to provide for agricultural and farm uses, including related exhibition, research and equestrian facilities or any combination thereof.

507.6.1 Permitted Uses	
(a) Principal	<ul style="list-style-type: none"> (i) Farm use (ii) Equestrian facilities (iii) Agricultural educational, training and conference use (iv) Agricultural research facility (v) Agricultural Exhibition Facility (vi) Farm Market and Exhibition (vii) Single Family Residential
(b) Secondary	<ul style="list-style-type: none"> (i) Caretaker's Unit (ii) Accessory Use (iii) Accessory Buildings and Structures

507.6.2 Density	
(a) Maximum Lot Coverage	5%

507.6.3 Principal Buildings	
(a) Maximum Number	<ul style="list-style-type: none"> (i) 1 single family residential dwelling (ii) No restrictions for other principal uses
(b) Maximum Size	<ul style="list-style-type: none"> (i) 465 m² (5003.4 ft²) for a single family residential dwelling if lot less than 4000 m² (43,040 ft²) (ii) 650 m² (6994 ft²) for a single family residential dwelling if lot equal to or greater than 4000 m² (43,040 ft²) (iii) No restrictions for other principal permitted uses
(c) Maximum Height	9.15 metres (30 ft)
(d) Minimum Setbacks:	<ul style="list-style-type: none"> (i) Front 12 metres (39.3 ft) (ii) Rear 12 metres (39.3 ft) (iii) Interior Side 12 metres (39.3 ft) (iv) Exterior Side 12 metres (39.3 ft)

507.6.4 Accessory Buildings and Structures	
(a) Maximum Number	1 for caretaker's unit
(b) Maximum Height	4.5 metres (14.7 ft.)
(c) Minimum Setbacks:	

(i) Front	12 metres (39.3 ft)
(ii) Rear	12 metres (39.3 ft)
(iii) Interior Side	12 metres (39.3 ft)
(iv) Exterior Side	12 metres (39.3 ft)

507.6.5 Off-street Parking and Loading

Off-street parking and loading must be provided in accordance with Division 300 of this Bylaw.

507.6.6 Landscaping and Screening

Landscaping and screening must be provided in accordance with Division 400 of this Bylaw.

507.6.7 Subdivision

(a) Minimum Lot Size	20 hectares (49.4 acres)
(b) Minimum Lot Width	10% of the perimeter of the lot

This zone is intended to provide land for education and research as well as recreation or light industrial activities that are compatible with the surrounding areas.

507.7.1 Permitted Uses**(a) Principal**

- (i) College
- (ii) University
- (iii) Education Training and Conference Use`
- (iv) Light Industrial
- (v) Research Facility

BL 1295**(b) Secondary**

- (i) Food Services
- (ii) Mini Storage
- (iii) Accessory Use
- (iv) Accessory Buildings and Structures

BL 1295**507.7.2 Density**

(a) Maximum Lot Coverage	10%
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507.7.3 Principal Buildings

(a) Maximum Height	15.5 metres (50.85 ft.)
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(b) Minimum Setbacks:

- | | |
|---------------------|----------------------|
| (i) Front | 30 metres (98.4 ft.) |
| (ii) Rear | 30 metres (98.4 ft.) |
| (iii) Interior Side | 30 metres (98.4 ft.) |
| (iv) Exterior Side | 30 metres (98.4 ft.) |

507.7.4 Accessory Buildings and Structures

(a) Maximum Height	4.5 metres (14.7 ft.)
--------------------	-----------------------

(b) Minimum Setbacks:

- | | |
|---------------------|----------------------|
| (i) Front | 30 metres (98.4 ft.) |
| (ii) Rear | 30 metres (98.4 ft.) |
| (iii) Interior Side | 30 metres (98.4 ft.) |
| (iv) Exterior Side | 30 metres (98.4 ft.) |

507.7.5 Off-street Parking and Loading

Off-street parking and loading must be provided in accordance with Division 300 of this Bylaw.
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507.7.6 Landscaping and Screening
--

Landscaping and screening must be provided in accordance with Division 400 of this Bylaw.

507.7.7 Subdivision

(a) Minimum Lot Size	7 hectares (17.2 acres)
(b) Minimum Lot Width	10% of the perimeter of the lot

507.7.8 Conditions of Food Service Use

	(a)	Food services use is conditional on these services being provided primarily to persons who are registered or employed in an activity or employment related to a principal use.
	(b)	Public use of the food services is permitted provided it is clearly ancillary and subordinate to the principal use in subsection (a) and is not promoted by any public advertising.

This zone is intended to provide land for recreational and assembly activities that cater to the general public as well as the sale of wholesale, a research facility, and general office space (or either).

507.8.1 Permitted Uses	
(a) Principal	
(i) Assembly	
(ii) Recreation Facility	
(iii) Wholesale Use	
(iv) Office	
(v) Research Facility	
(b) Secondary	
(i) Caretaker's Unit <i>[See Section 205]</i>	
(ii) Accessory Use <i>[See Section 202]</i>	
(iii) Accessory Buildings and Structures <i>[See Section 202]</i>	

507.8.2 Density	
(a) Maximum Lot Coverage	(i) 20% for an Assembly or Recreation Facility; (ii) 30% for a Wholesale use or Research Facility; and (iii) 15% for an Office
(b) Maximum Floor Area Ratio	(i) 0.25 (ii) 0.3 for an Office

507.8.3 Principal Buildings	
(a) Maximum Number	1
(b) Maximum Height	10.5 metres (34.4 ft.)
(c) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)

507.8.4 Accessory Buildings and Structures	
(a) Maximum Number	1 for Caretaker's Unit
(b) Maximum Height	4.5 metres (14.7 ft.)
(c) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)

507.8.5 Off-street Parking and Loading
Off-street parking and loading must be provided in accordance with Division 300 of this Bylaw.

507.8.6 Landscaping and Screening
Landscaping and screening must be provided in accordance with Division 400 of this Bylaw.

507.8.7 Subdivision	
(a) Minimum Lot Size	8000 m ² (86,080 ft ²)
(b) Minimum Lot Width	46 metres (150.88 ft.)

This zone recognizes the operation of an international airport, military helicopter facility and ancillary uses. The permitted land uses and associated regulations in this zone represent the District's preferred use and development of the airport land, with regulations applying to the lot or leased areas, as appropriate.

The District recognizes that the Airport is subject to the paramount jurisdiction of the Government of Canada. However, in a spirit of respect and mutual cooperation the District and the Victoria Airport Authority have entered into a Memorandum of Understanding with a view to establishing and promoting a collaborative working relationship.

508.1.1 Permitted Uses	
(a) Principal	
(i) Airports, Air Fields and Landing Strips	
(ii) Aviation Business	
(iii) Heliport	
(iv) Helicopter Operation	
(v) Seaplane Base	
(vi) Commercial Uses compatible with airport operations	
(vii) ALR medical marihuana operation [See Section 210]	
(b) Secondary	
(i) Outdoor Recreation	
(ii) Accessory Uses [See Section 202]	
(iii) Accessory Buildings and Structures [See Section 202]	

BL 1405

508.1.2 Density	
(a) Maximum Lot Coverage	(i) 60% for hangers only (ii) 25% if the lease area is less than 1300 m ² (13,988 ft ²),

508.1.3 Principal Buildings	
(a) Maximum Height	13.5 metres (44.3 ft.)
(b) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	12 metres (39.4 ft.) if abutting a Rural Agricultural Zone or Residential Zone

508.1.4 Accessory Buildings and Structures	
(a) Maximum Height	21 metres (68.9 ft.)
(b) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	7.6 metres (25 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	12 metres (39.36 ft.) if abutting an Rural Agriculture Zone or Residential Zone

508.1.5 Off-street Parking and Loading
Off-street parking and loading must be provided in accordance with Division 300 of this Bylaw.

508.1.6 Subdivision	
(a) Minimum Lot Size	100 hectares (247 acres)
(b) Minimum Lot Width	No restriction

This zone is intended to provide land for varying lot sizes in order to provide a unique mixture of single family housing and to retain and preserve the natural vegetation on Lot A, Section 5, Range 2 East, Plan 17095, North Saanich District (Cresswell), in accordance with the Comprehensive Development Plan at Subsection 508.2.7.

508.2.1 Permitted Uses

(a) Principal

- (i) Single Family Residential

(b) Secondary

- (i) Home Occupation *[See Section 203]*
- (ii) Accessory Uses *[See Section 202]*
- (iii) Accessory Buildings and Structures *[See Section 202]*
- (iv) Secondary Suite, subject to Section 206.1

BL 1382**508.2.2 Density**

(a) Maximum Lot Coverage

- (i) 35% on lots less than 850 m² with a dwelling unit containing a single storey;
- (ii) 30% on lots less than 850 m² with a dwelling unit containing 2 storeys; and
- (iii) 30% on lots greater than 850 m².

(b) Maximum Density

32 single family residential lots

508.2.3 Principal Buildings

(a) Maximum Number

1

(b) Maximum Size

- (i) Regardless of lot area, the maximum permitted building footprint on any lot is 375 m² (4036.5 ft²)
- (ii) The maximum floor area of the second storey of a dwelling unit must not exceed 75% of the floor area of the first storey.

(c) Maximum Height

7.6 m (25 ft.) m

(i) Front

7.6 metres (25 ft.)

(ii) Rear

7.6 metres (25 ft.)

(iii) Interior Side

3 metres (9.8 ft.)

(iv) Exterior Side

4.5 metres (14.8 ft.)

(e) Maximum Storeys

2

BL 1292

508.2.4 Accessory Buildings and Structures	
(a) Maximum Number	3 per lot
(b) Maximum Size	65 m ² (699.4 ft. ²)
(c) Maximum Height	4.5 metres (14.7 ft.)
(d) Minimum Setbacks:	
(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres (25 ft.)
(iii) Interior Side	3 metres (9.8 ft.)
(iv) Exterior Side	7.6 metres (25 ft.)
(v) Exception	1.5 m for rear and interior side for accessory buildings or structures consisting of areas less than 10 m. ² (107 ft ²) or less, subject to an Arborist Report.
(e) Maximum Fence Height	(i) Front Yard – 1.2 metres (4 ft.) (ii) All other areas – 1.8 metres (6 ft.).

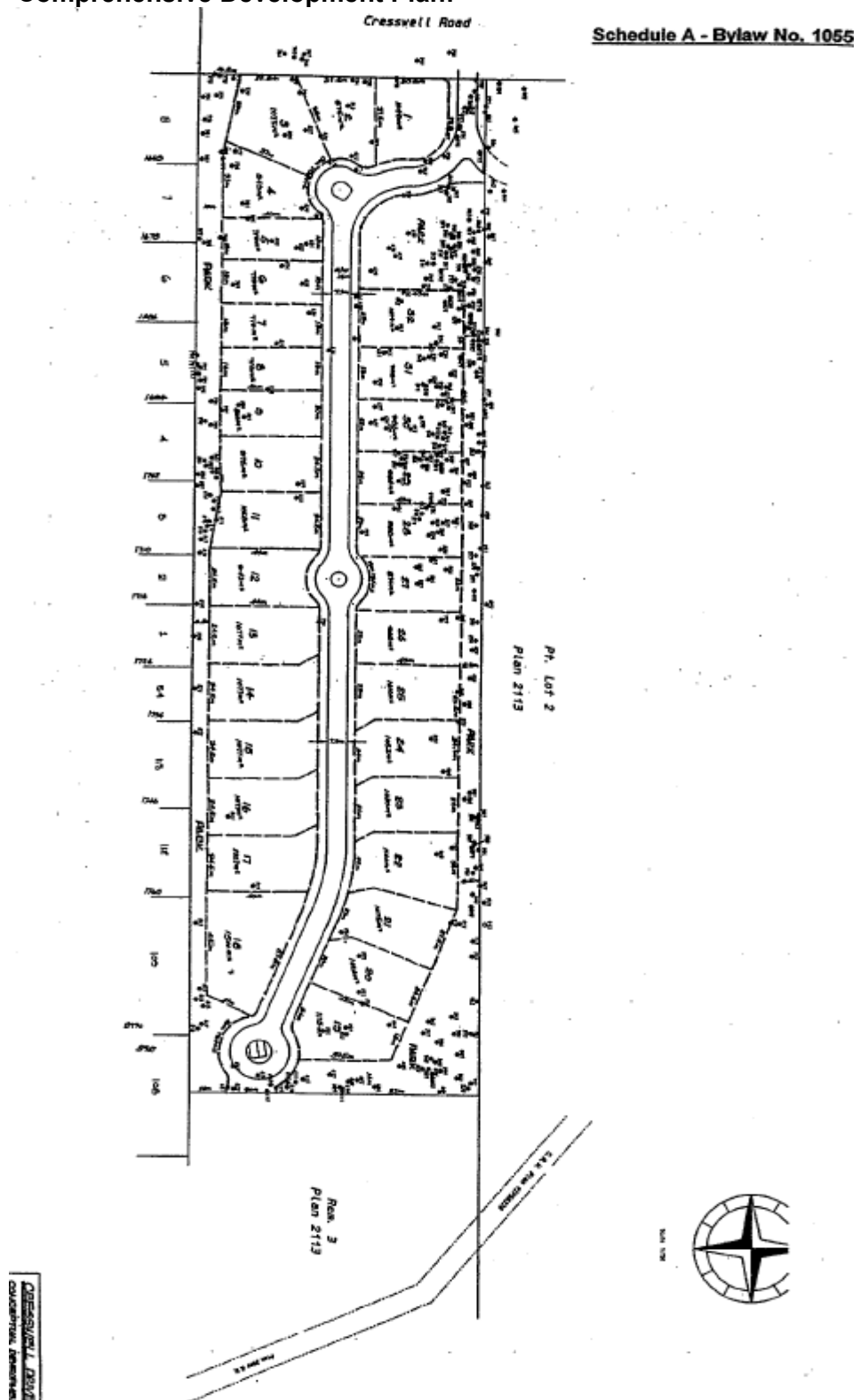
508.2.5 Off-street Parking

Off-street parking must be provided in accordance with Division 300 of this Bylaw.

508.2.6 Subdivision (See Plan at Subsection 508.2.7)

(a) Minimum Lot Size	(i) 719 m ² (7739.3 ft ²). (ii) Not more than six lots may have lot areas of 850 m ² (9,149.3 ft ²) or less. (iii) The remaining lots must have an average lot area of 1,043 m ² (11,226.7 ft ²).
(b) Minimum Lot Width	See Plan.

Schedule A - Bylaw No. 1055



This zone is intended to provide land solely for the purpose of allowing a country residential estate type of development that may be serviced by a community water system but not a community sewer system at 9344 Ardmore Drive, in accordance with the Comprehensive Development Plan at Subsection 508.3.7.

508.3.1 Permitted Uses

(a) Principal
(i) Single Family Residential

(b) Secondary

- (i) Guest Cottage [See Section 204]
- (ii) Home Occupation [See Section 203]
- (iii) Accessory Uses [See Section 202]
- (iv) Accessory Buildings and Structures [See Section 202]

BL 1369

508.3.2 Density

(a) Maximum Lot Coverage 15%

(b) Maximum Floor Area Ratio 0.25

508.3.3 Principal Buildings

(a) Maximum Number 1

(b) Maximum Size (i) Regardless of lot area, the maximum permitted building footprint on any lot is 650 m² (6994 ft²)
(ii) The maximum floor area of the second storey of a dwelling unit must not exceed 75% of the floor area of the first storey.

(c) Maximum Height 7.6 m (25 ft.) m

(d) Minimum Setbacks:

- (i) Front 7.6 metres (25 ft.)
- (ii) Rear 7.6 metres (25 ft.)
- (iii) Interior Side 3 metres (9.84 ft.);
- (iv) Exterior Side 4.5 metres (14.8 ft.)
- (v) Exception For a lot with two interior side lot lines, the total of the side yard setbacks must not be less than 7.6 metres (25 ft.), with one of the side yards having a minimum width of 3 metres (9.84 ft.).

508.3.4 Accessory Buildings and Structures

(a) Maximum Number (i) 5 excluding swimming pools, unless (ii) applies;
(ii) 7 if two are garages or carports.

(b) Maximum Size 65 m² (699.4 ft. ²)

(c) Maximum Height 4.5 metres (14.7 ft.)

(d) Minimum Setbacks:

(i) Front	7.6 metres (25 ft.)
(ii) Rear	7.6 metres; May be reduced for accessory buildings that are less than 14 m ² (150.6 ft ²)
(iii) Interior Side	3 metres; For a lot with two interior side lot lines, the total of the side yard setbacks must not be less than 7.6 metres (25 ft.), with one of the side yards having a minimum width of 3 metres (9.84 ft.). May be reduced to 1.5 metres (4.9 ft.) for accessory buildings that are less than 14 m ² (150.6 ft ²)
(iv) Exterior Side	7.6 metres (25 ft.)
(e) Minimum Separation	No accessory building or structure may be located within 3 metres (9.8 ft.) of any other building or structure

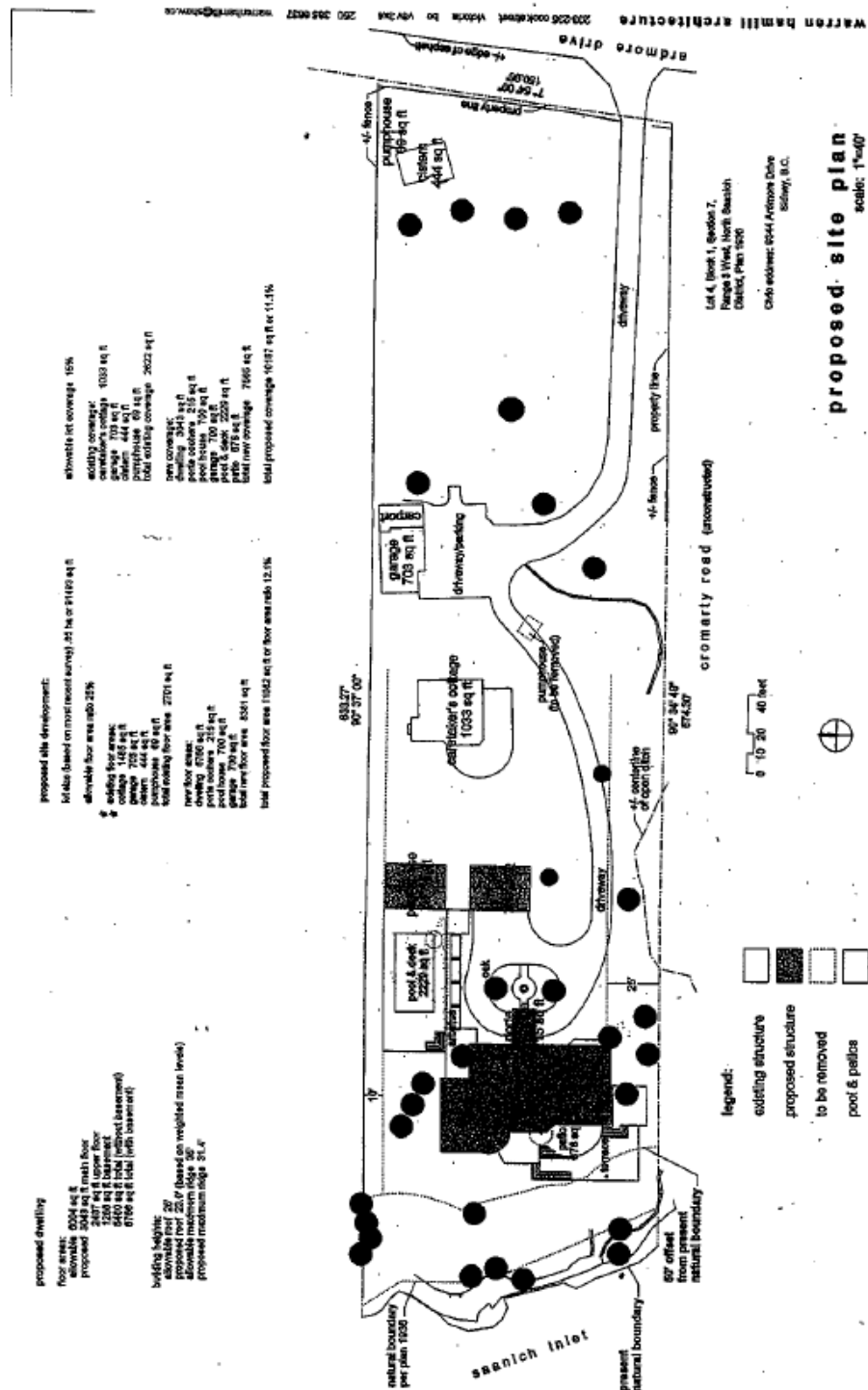
508.3.5 Off-street Parking

Off-street parking must be provided in accordance with Division 300 of this Bylaw.

508.3.6 Subdivision

(a) Minimum Lot Size	8000 m ² (86,080 ft ²)
(b) Minimum Lot Width	46 metres (150.88 ft.)
(c) Servicing	Site to be serviced as for R-3 zoned properties set out in servicing table (Table 1) of the District's current Subdivision Bylaw.

508.3.6 Comprehensive Development Plan:



This zone is intended solely for the purpose of small lot single family residential housing on Lot 1, Section 7, Range 2 East, North Saanich District, Plan 7443 within the established North Saanich Servicing Area.

508.4.1 Permitted Uses:

(a) Principal
(i) Single Family Residential
(b) Secondary
(i) Secondary Suite (See Section 206)
(ii) Laneway House (See Section 208)
(iii) Home Occupation (See Section 203)
(iv) Accessory Uses
(v) Accessory Buildings and Structures

508.4.2 Density:

(a) Maximum Lot Coverage	45% 55% with laneway house
(b) Maximum Floor Area Ratio*	0.65 0.7 with laneway house
(c) Maximum Density	40 single family residential lots

*Notwithstanding Section 102.1 or any other section of this bylaw, the Gross Floor Area used to calculate the Floor Area Ratio may exclude up to 50 m² (538 ft²) of any portion of a storey used for parking purposes in a single family residential dwelling or laneway house.

508.4.3 Principal Buildings:

(a) Maximum Number	1
(b) Maximum Size	220 m ² (2368 ft ²)
(c) Maximum Height	8.0 m (26.2 ft)
(d) Minimum Setbacks:	
(i) Front	3 metres (9.8 ft) 6.5 metres (21.3 ft) on lots with no lane access
(ii) Rear	6.5 metres (21.3 ft) 3.5 metres (11.5 ft) on lots with no lane access
(iii) Interior Side	1.2 metres (4 ft.) 0.8 metres (2.6 ft) on corner lots
(iv) Exterior Side	3 metres (9.8 ft)

508.4.4 Accessory Buildings:

(a) Maximum Number	1
(b) Maximum Size	10 m ² (107.6 ft ²)
(c) Maximum Height	4.5 metres (14.8 ft.)
(d) Minimum Setbacks:	
(i) Front	3 metres (9.8 ft) 6.5 Metres (21.3 ft) on lots with no lane access
(ii) Rear	1.5 metres (4.9 ft.)

(iii) Interior Side	1.2 metres (4 ft.) 0.8 metres (2.6 ft) on corner lots
(iv) Exterior Side	3 metres (9.8 ft)
(e) Maximum Fence Height	(i) Front Yard – 1.2 metres (4 ft.) (ii) All other areas – 1.9 metres (6.23 ft.)
(f) Minimum Separation Distance	1.2 m (4 ft.)

508.4.5 Off-Street Parking:

Off-street parking must be provided in accordance with Division 300 of this Bylaw.
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508.4.6 Subdivision:

(a) Minimum Lot Size	300 m ² (3229 ft ²)
(b) Minimum Lot Width	10 m (32.8 ft.)

This zone is intended solely for the purpose of small lot single family residential housing on Lots 1-6, Section 7, Range 3 East, North Saanich District, Plan 33319 within the established North Saanich Servicing Area.

508.5.1 Permitted Uses:

(a) Principal
(i) Single Family Residential
(b) Secondary
(i) Secondary Suite (See Section 206)
(ii) Carriage House (See Section 209)
(iii) Home Occupation (See Section 203)
(iv) Accessory Uses
(v) Accessory Buildings and Structures

508.5.2 Density:

(a) Maximum Lot Coverage	40% 50% with carriage house
(b) Maximum Floor Area Ratio*	0.7 0.75 with carriage house
(c) Maximum Density	99 single family residential lots

*Notwithstanding Section 102.1 or any other section of this bylaw, the Gross Floor Area used to calculate the Floor Area Ratio may exclude up to 50 m² (538 ft²) of any portion of a storey used for parking purposes in a single family residential dwelling or carriage house.

508.5.3 Principal Buildings:

(a) Maximum Number	1
(b) Maximum Size	275 m ² (2960 ft ²)
(c) Maximum Height	8 m (26.2 ft.)
(d) Minimum Setbacks:	
(i) Front	6 m (19.6 ft.) 4m (13.1 ft.) where there is a public road fronting both the front and rear yard lot lines
(ii) Rear	6.5 m (21.3 ft.)
(iii) Side (interior)	1.2 m (4 ft.) each side or 0.8 m on a corner (exterior) lot
(iv) Side (exterior)	3 m (9.8 ft.) on a corner (exterior) lot
<i>*combined total of two interior adjacent lot lines must be at least 4 m (13.1 ft.)</i>	

508.5.4 Accessory Buildings:

(a) Maximum Number	1
(b) Maximum Size	10 m ² (107.6 ft. ²)

(c) Maximum Height	4.5 m (14.76 ft.)
(d) Minimum Setbacks:	
(i) Front	6 m (19.6 ft.)
(ii) Rear	1.5 m (4.9 ft.)
(iii) Side	3 m (9.1 ft.)
(e) Maximum Fence Height	(i) Front Yard – 1.2 metres (4 ft.) (ii) All other areas – 1.9 metres (6.23 ft.)
(f) Minimum Separation Distance	1.2 m (4 ft.)

508.5.5 Off-Street Parking:

Off-street parking must be provided in accordance with Division 300 of this Bylaw.
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508.5.6 Subdivision:

(a) Minimum Lot Size	372 m ² (4004 ft. ²) on lots without carriage houses 500 m ² (5,380 ft. ²) on lots with carriage houses
(b) Minimum Lot Width	12 m (39.4 ft.)

DISTRICT OF NORTH SAANICH Zoning Bylaw No. 1255

READ A FIRST TIME the 15th day of November, 2010

READ A SECOND TIME the 15th day of November, 2010

AMENDED AT SECOND READING the 27th day of June, 2011

PUBLIC HEARING HELD this 7th day of September, 2011

AMENDED AT THIRD READING the 7th day of September, 2011

APPROVED UNDER THE *TRANSPORTATION ACT* this 8th day of September, 2011

ADOPTED this 19th day of September, 2011

Mayor

Corporate Officer

Schedule A

Information shown on these drawings is compiled from numerous sources and may not be complete or accurate. The District of North Saanich is not responsible for any errors, omissions or deficiencies in these drawings.

District of North Saanich Zoning Map Zoning Bylaw No. 1255 Last Update: December 04, 2014

Amendments	Passed and Adopted	Change
1301	June 4, 2012	M-6 to M-5
1306	June 24, 2013	RA-4 to CD-3
1307	January 20, 2014	R-2 to R-1
1308	November 4, 2013	R-2 to R-1
1316	June 3, 2013	M-6 to M-5
1320	September 8, 2014	R-2 to RM-3
1323	January 20, 2014	R-2 to R-1
1325	June 2, 2014	R-2 to R-1
1344	September 8, 2014	RA-4 to CD-4
1359	July 14, 2014	P-5 to R-2
1372	September 8, 2014	R-2 to R-1
1373	October 20, 2014	R-2 to R-1
1281	November 3, 2014	P-6/RA-3 to C-5
1370	November 3, 2014	M-6 to M-5

- Rural Agricultural Zones**
- RA-1 Rural Agriculture 1
 - RA-2 Rural Agriculture 2
 - RA-3 Rural Agriculture 3
 - RA-4 Rural Agriculture 4
 - RA-5 Rural Agriculture 5
 - RA-6 Rural Agriculture 6
 - RA-7 Rural Agriculture 7
- Victoria Airport Authority**
- AP-1 Airport Authority
- Single Family Residential Zones**
- R-1 Single Family Residential 1
 - R-2 Single Family Residential 2
 - R-3 Single Family Residential 3
- Multiple Family Residential Zones**
- RM-1 Multiple Family Residential 1
 - RM-2 Multiple Family Residential 2
 - RM-3 Multiple Family Residential 3
- Commercial Zones**
- C-1 Local Commercial
 - C-2 Restaurant Commercial
 - C-3 Golf Course Commercial
 - C-4 Professional Office
 - C-5 Sandown Commercial
- Comprehensive Development Zones**
- CD-1 Comprehensive Development 1
 - CD-2 Comprehensive Development 2
 - CD-3 Comprehensive Development 3
 - CD-4 Comprehensive Development 4
- Industrial Zones**
- IS-1 Light Industrial
- Institutional Zones**
- P-1 Community Use
 - P-2 Public Assembly
 - P-3 Education and Research Facility
 - P-4 Park
 - P-5 Private Common Area/Open Space
 - P-6 Exhibition
 - P-7 Educational and Industrial
 - P-8 Public Assembly Mixed Use
- Marine Zones**
- M-1 Commercial Wharf
 - M-2 Commercial Marina
 - M-3 Commercial Waterfront
 - M-4 Commercial Marina 2
 - M-5 Non-Commercial Marina 1
 - M-6 Non-Commercial Marina 2
 - M-7 Marine Pub
- Agricultural Land Reserve**
- ALR

SCHEDULE "B" - Zoning Bylaw No. 1255

Secondary Suites Exclusion Area - Indicated in Yellow

Subject to Requirements of the Zoning Bylaw and other applicable Bylaws and Regulations

Bylaw No.: 1382
 Date: September 28, 2015
 Passed & Adopted: February 15, 2016
 For: Planning & Community Services
 By: Infrastructure Services - GIS
 File: Dean Park Secondary Suites Exclusion Map.pdf

Information shown on these drawings is compiled from numerous sources and may not be complete or accurate, the District of North Saanich is not responsible for any errors, omissions or deficiencies in these drawings.



District of
North Saanich

Secondary Suites Exclusion Area



Dean Park Estates - Secondary Suites Exclusion Area



Municipal Boundary

