

Section 525 to Bylaw 3210: Zoning Bylaw (Bylaw 8799)

R1 Rural and Suburban Detached Residential Zone and R2 Urban Detached Residential Zone

Subsection 525 - 1.00

Administration and Interpretation

- (1) Zones may be modified on specific sites through the use of Modifiers. Modifiers will be labelled on the Zoning Map in parentheses next to the Zone label (e.g., R1 (S1)). The Modifiers used in the Zoning Map and throughout this Bylaw include:
 - (a) **(S) Subdivision:** Denotes minimum subdivision requirements. A label of (S1), (S2) or (S3) indicates that the site's minimum lot size and dimensions must comply with the S1, S2 or S3 Subdivision regulations for that zone.

Subsection 525 - 1.50

Definitions

The following definitions apply to the R1 and R2 zones.

A

Accessory Buildings and Structures means a Building or structure that is naturally or normally incidental, subordinate, and devoted to a Principal Use or Building, and located on the same Lot. Typical examples include sheds, gazebos, pool buildings, workshops, Waste and Recycling Storage Areas, and saunas. This definition does not include detached Garages or Coach Houses.

Accessory Use means the use of a Lot and Building and structures on a Lot, for uses normally incidental and subordinate to the Principal Use on the same Lot or within the same unit.

B

Balcony means a cantilevered or supported deck that projects from or is recessed into a wall of a Building and which, except for a railing or roof, is not enclosed.

Basement means the lowest storey of a building, which has its floor level located below the finished grade adjacent to one or more of its exterior walls.

Bed and Breakfast means a Home Occupation within a Principal Dwelling Unit that provides temporary accommodation in one or more bedrooms, and where breakfast is provided on the premises. This use does not include Short-Term Rentals or Boarders & Lodgers Accommodations.

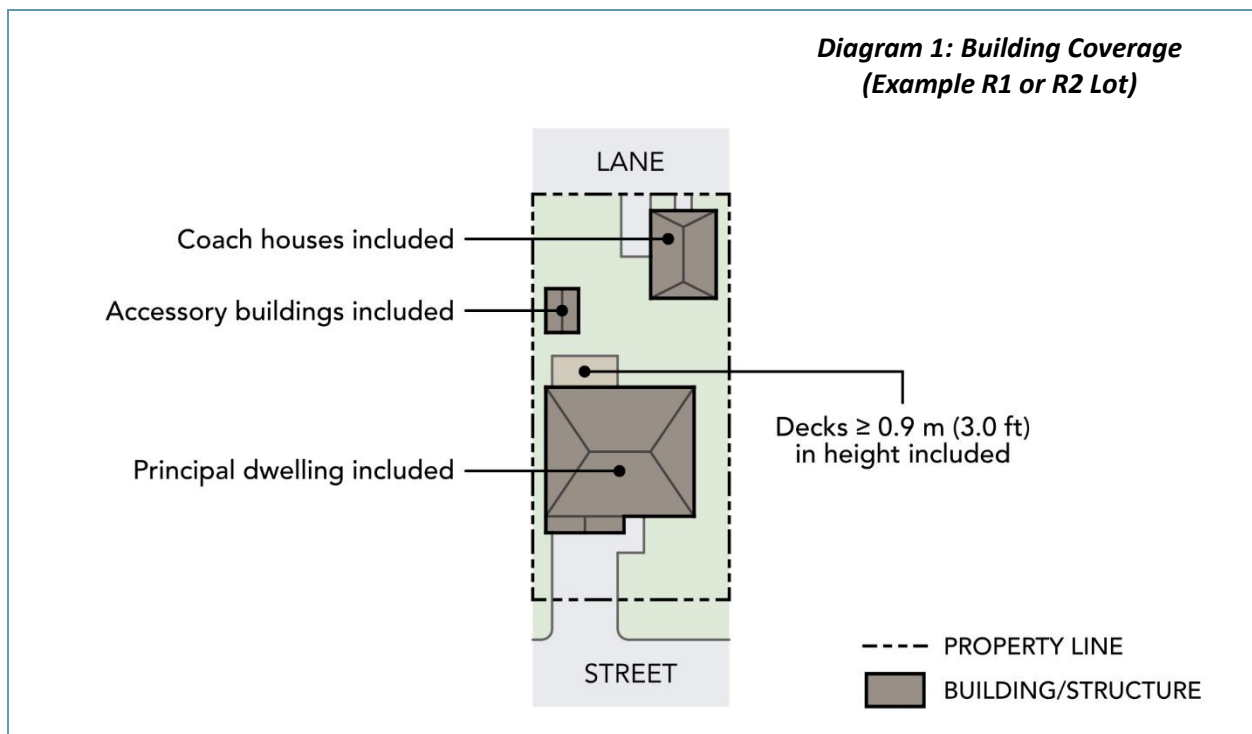
Boarders and Lodgers Accommodation means a use that is located within a Principal Dwelling Unit and subordinate to a Residential Use that provides accommodation and meals for a

minimum period of 28 consecutive days. This use does not include separate Cooking Facilities, and does not include Short-Term Rentals or Bed and Breakfast.

Building means a structure on a foundation, wholly or partly enclosed with walls and roofs, and used for the shelter or accommodation of persons, animals, chattels or things, or any combination thereof.

Building Coverage means that portion of a Lot, expressed as a percentage, occupied by all Buildings and covered structures 0.90 m (3 ft) or greater in height above finished grade and measured to the exterior surface of every exterior wall or, in the case of a Building or structure with no walls, the outside of the outermost support structure.

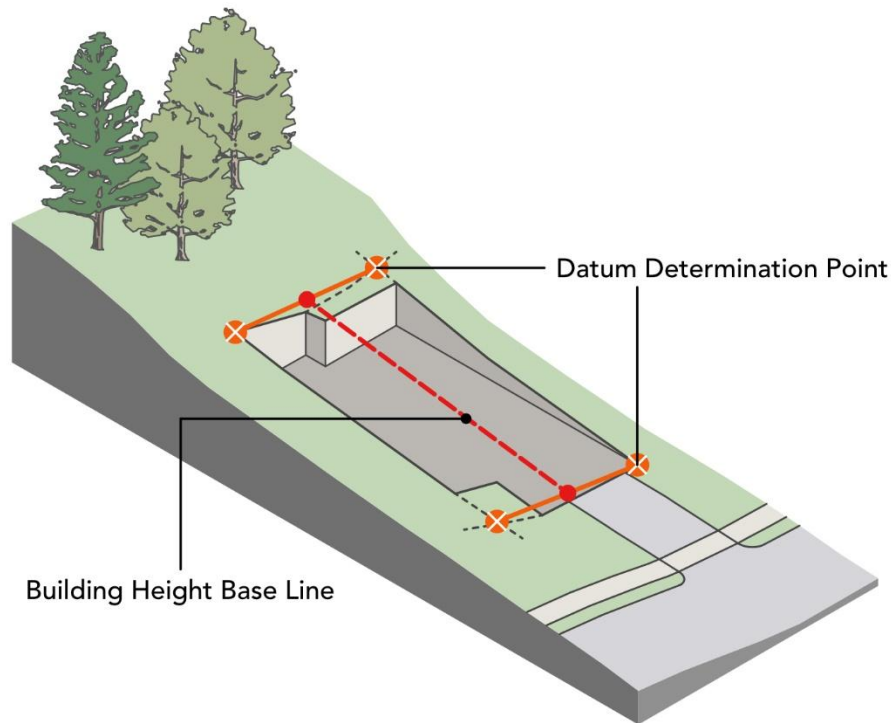
Building Depth means the horizontal distance between the foremost exterior wall face and the rearmost exterior wall face of a building, measured parallel to the longest side wall of the building, inclusive of any attached garage, carport, porch, or veranda.



Building Height Base Line means, with respect to a principal building, the line created by:

- (1) averaging the two Front Datum Determination Points on the Lot; and
- (2) averaging the two Rear Datum Determination Points on the Lot; and
- (3) longitudinally extending a line joining (1) and (2) above.

Diagram 2: Building Height Base Line



Building, Principal means a residential building in an R1 or R2 Zone that includes the principal dwelling unit and may include a secondary suite but that excludes a coach house and other accessory buildings.

Building Wall Length means the linear measurement of a Building's exterior wall face. Building Wall Length measurements are unique to each wall face.

Building Width means the total horizontal distance of the building façade (excluding porches) that is oriented toward a Street, measured between the two points of the building most distant from each other on a line parallel to the Street.

C

Carport means a Garage that provides covered parking that is open to the air on at least two (2) sides, supported by pillars or columns with no walls between them.

Child Care Services means the use of land, buildings and structures to provide day care services for infants and children. Child Care may include care for older children when they are not in school, and pre-kindergarten programs. This use class does not include Elementary and Secondary Schools.

Coach House means a Dwelling Unit that is accessory to and detached from a Principal Dwelling Unit.

Cooking Facility means an area containing equipment used for the preparation of meals.

Crawl Space means an enclosed space between the uppermost surface of the ground and the lowest structural floor of a building that is used solely for the purpose of providing access to utilities and is not used for habitable purposes.

D

Datum Determination Points, Front means the two points on a lot created where the frontmost wall face of the principal building or projections thereof intersect with the outermost sidewall faces or projections thereof measured at the lesser of existing or finished grade.

Datum Determination Points, Rear means the two points on a lot created where the rearmost wall face of the principal building or projections thereof intersect with the outermost sidewall faces or projections thereof measured at the lesser of existing or finished grade.

Deck means a raised outdoor platform intended for leisure or outdoor occupancy, which is supported by the ground, columns, a foundation, or the structure of a storey below. A deck may be uncovered or partially covered by a roof or awning, but must remain at least 60% open on all sides not adjoining the principal building.

Dwelling Unit means an entirely self-contained residential accommodation located within a building, containing rooms used for living, sleeping, a bathroom, and not more than one Cooking Facility.

Dwelling Unit, Principal means the primary Dwelling Unit on a Lot in an R1, and R2 Zone to which a Secondary Suite and / or a Coach House are subordinate.

E

Emergency Services means the use of land, buildings and structures for the provision of urgent response to public safety, health or welfare needs. This includes first responder stations (such as fire, police and ambulance), training facilities and emergency management operations. It further includes Emergency Social Services (ESS) and relief operations providing temporary shelter, evacuation support, clothes and emergency food services including soup kitchens and the storage of emergency supplies and equipment.

F

Finished Attic Space means the area within a building between the highest ceiling joist and the roof rafters that is accessed by a permanent fixed staircase and contains windows or skylights and where a ceiling height of at least 1.83 m (6 ft) is provided over a minimum of 35% of the attic floor area.

Floor Space Ratio (FSR) means the figure obtained when the Gross Floor Area (GFA) of all Buildings and structures, excluding any areas specifically exempted from Gross Floor Area under this Bylaw, is divided by the Net Lot Area as it exists at the time of the current application, prior to any land dedications required as a condition of that application.

G

Garage means a Building, structure or part thereof designed and used primarily to park and store vehicles and includes Carports.

Grade, Existing means the ground level of a site prior to any current or proposed grading or construction activity.

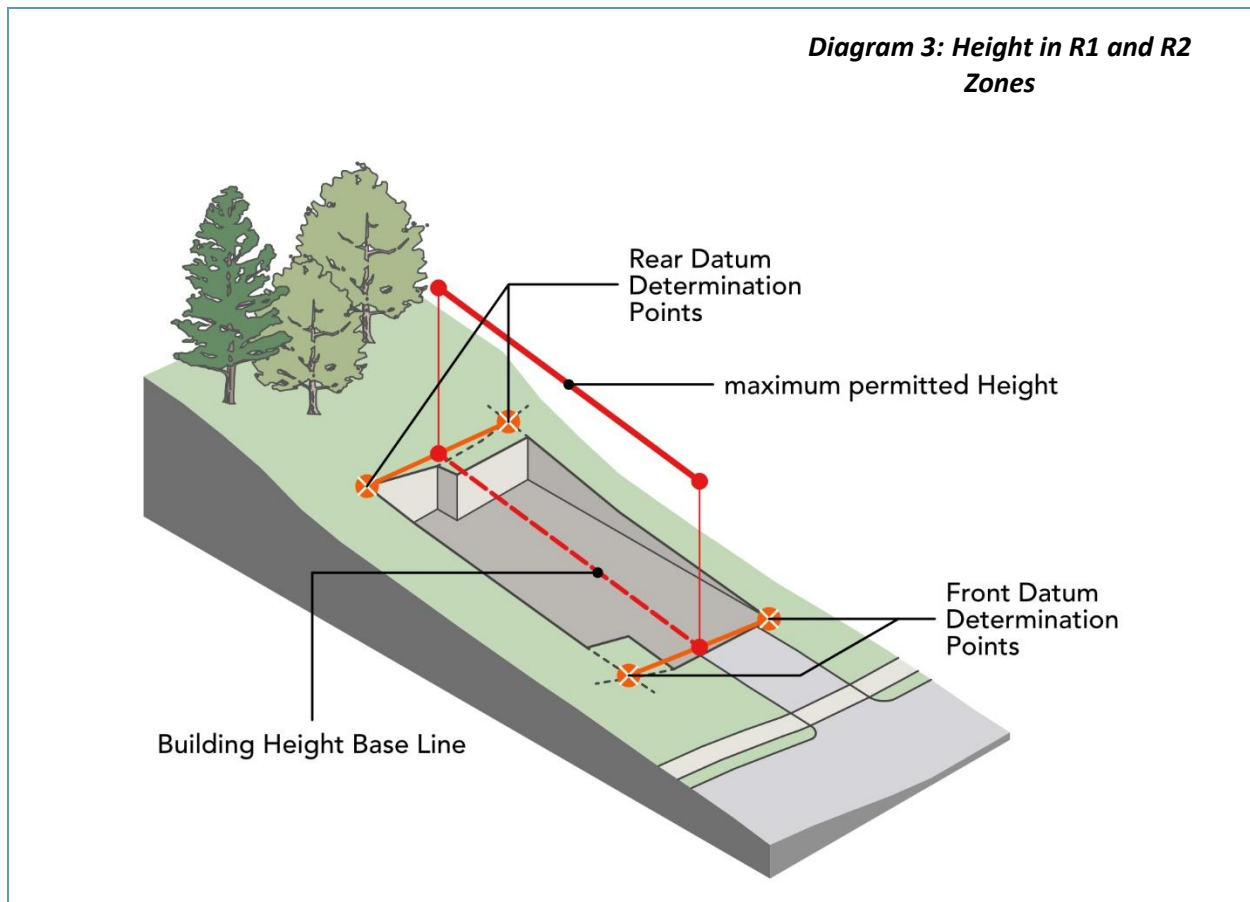
Grade, Finished means the level of ground created by human action.

Gross Floor Area (GFA) means the combined total floor area of all storeys of a Building or Structure measured to the exterior surface of the outermost exterior wall at the level of each storey. In the case of a Building or structure with no walls, the measurement is to the outside of the outermost support structure.

H

Height means:

- (1) In a Principal Building the greatest vertical distance measured from the Building Height Base Line to the topmost part of the Building or structure.
- (2) The maximum height line is determined by adding the maximum allowable height to the Building Height Base Line.



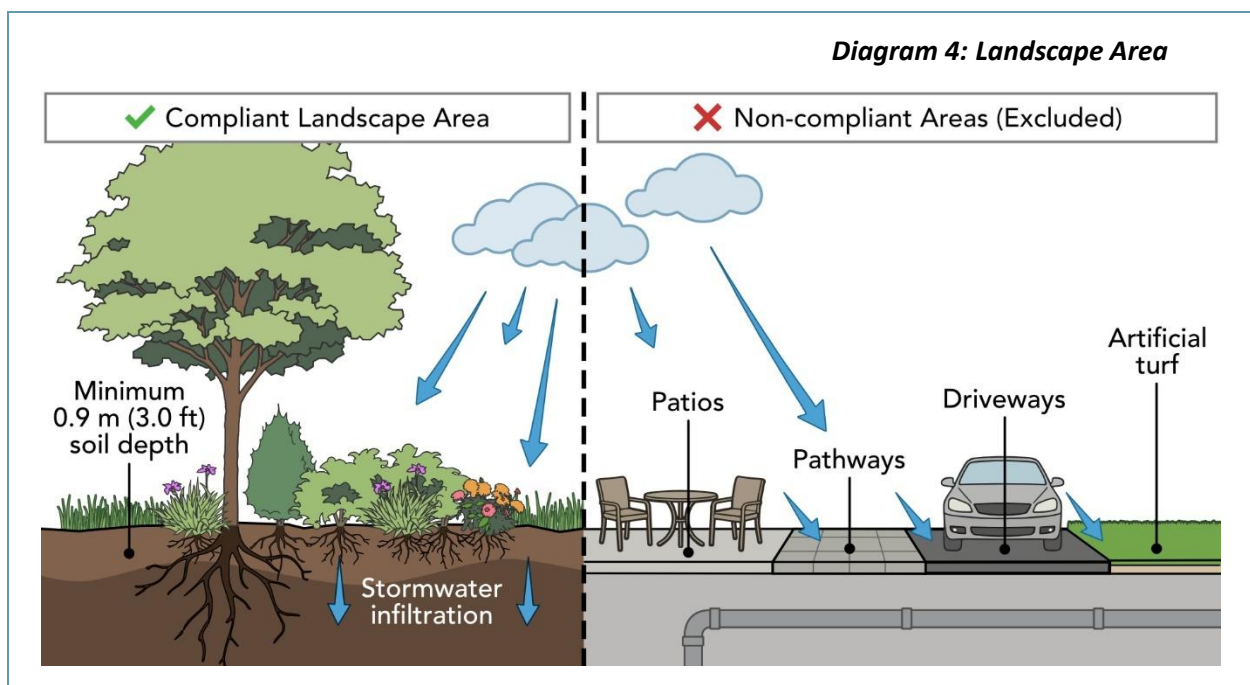
- (3) In Accessory Buildings and Structures, Garages, and Coach Houses the vertical distance measured from the floor level of the lowest Storey to the highest point of the Building or Structure.

Home Occupation means a use that is located within a Dwelling Unit and subordinate to a Residential Use where a business is operated by a resident of the Dwelling Unit.

L

Land means all area within any Lot including land below the surface of a body of water.

Landscape Area means the soil-based, permeable portion of a Lot dedicated to the cultivation and maintenance of living vegetation, including trees, shrubs, and plants, that allows for the unobstructed infiltration of stormwater. To be credited as a Landscape Area, the area must provide a minimum soil depth of 0.90 m (3 ft) and maintain a minimum width of 1.00 m (3.3 ft) at all points. This area shall not be covered by any Building or Structure, or any portion thereof, and shall exclude all forms of hardscaping, including but not limited to, paving, gravel, pathways, patios, parking spaces, and artificial turf.



Lane means a Street of not more than 7.00 m (22.9 ft) in width, which provides secondary means of vehicle access to one or more parcels of land.

Lot means any parcel of Land shown as a Lot on a plan of subdivision or other plan deposited in the Land Title Office of the Province of British Columbia and may include strata plans, air space parcel plans and consolidation plans.

Lot Area means the total horizontal area within the legal boundaries of a Lot.

Lot Area, Net means the total horizontal area within the legal boundaries of a Lot, excluding any of the following:

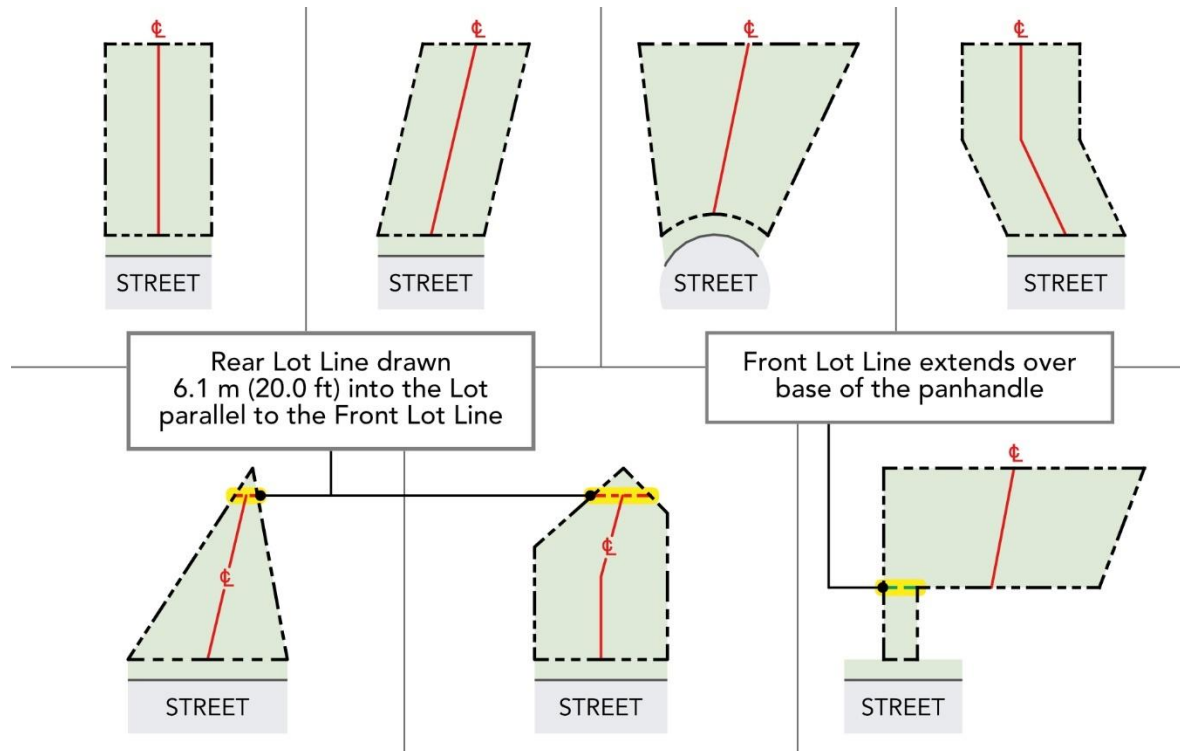
- (1) The panhandle portion of a panhandle lot;
- (2) Any portion of the Lot lying below the natural boundary of a lake, creek, river, or ocean;

- (3) Any portion of the lot that falls within the riparian area between the river, creek, or ravine and the top of bank as defined by a BCLS Land Surveyor; and
- (4) Any portion of the Lot that is within a transmission line or powerline right of way.

Lot Depth means the horizontal distance between the mid-points of the Front Lot Line and the mid-points of the Rear Lot Line.

Lot Line, Centre means the linear measurement across the Lot taken from the mid-point of the Front Lot Line to the mid-point of the Rear Lot Line.

Diagram 1: Centre Lot Line



Lot Line, Front means:

- (1) in the case of a Lot fronting on one Street, the Lot line or lines common to the Street and the Lot; or
- (2) in the case of a corner Lot having Lot lines common to more than one street, the Lot line or lines common to the Lot and the Street with the shortest frontage; or
- (3) in the case of a double-fronting Lot (a Lot with Lot lines common to a street at both the front and rear of the Lot), both Lot lines common to the Streets are considered Front Lot Lines. For the purpose of applying setback regulations or other requirements that specify a single front yard, the Lot line with the shortest frontage shall be deemed the Front Lot Line, unless the Street with the longer frontage is designated as the front Street by the Chief Building Official; or,
- (4) in the case of a cul-de-sac Lot or pie-shaped Lot, the Lot line or lines common to the street; or
- (5) in the case of a panhandle Lot, the Lot line or lines forming the narrow side of the end of the Lot from which the panhandle extends; or

- (6) in the case of a Lot with no Street access or only ocean access, the shortest Lot line or in the case of an ocean fronting lot the shortest Lot line that is common with the ocean.

Lot Line, Rear means the Lot line or lines opposite to and most distant from the Front Lot Line, or, in the case of a fee simple Lot having two intersecting side Lot lines, the Rear Lot Line shall be deemed to be a line within the Lot 6.10 m (20 ft) in length, which is parallel to and most distant from the Front Lot Line.

Lot Line, Side means any Lot line that is neither a Front Lot Line or a Rear Lot Line.

Lot Width means the shorter of the following two linear measurements:

- (1) The horizontal distance taken across the Lot perpendicular to the Centre Lot Line at 6.10 m (20 ft) to the rear of the Front Lot Line; or
- (2) The horizontal distance taken across the Lot perpendicular to the Centre Lot Line at 18.00 m (59 ft) to the rear of the Front Lot Line.

Provided that the Front Lot Line shall not be less than two-thirds ($\frac{2}{3}$) of the minimum width requirement for that Lot.

M

Modifier means a label on the zoning map that indicates the application of particular development regulations.

Diagram 2: Example of Subdivision Modifier



N

Net Lot Area means the total horizontal area within the legal boundaries of a Lot, excluding any of the following:

- (1) The panhandle portion of a panhandle lot;
- (2) Any portion of the Lot lying below the natural boundary of a lake, creek, river, or ocean;
- (3) Any portion of the lot that falls within the riparian area between the river, creek, or ravine and the top of bank as defined by a BCLS Land Surveyor; and
- (4) Any portion of the Lot that is within a transmission line or powerline right of way.

O

Ocean Natural Boundary Line means the visible high-water mark of the ocean 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 or rock of the bed of the ocean a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself.

P

Panhandle means the narrow strip of land connecting the body of the lot with the street.

Parking Use means the use of land, buildings or structures for the purpose of temporary parking or storage of vehicles that are otherwise in active use and may include Electric Vehicle (EV) Charging.

Principal Use means the primary use of Land, Building and structures, and includes all aspects of that use that are necessary to performing that primary use, but excludes Accessory Uses.

Property Host means a person who is legally entitled to possession of a property where short-term rental Tourist Accommodation Services are provided and who has responsibility for arranging for the short-term rental offer.

R

Residential Use means housing consisting of one or more Dwelling Units in a Building.

Residential Care means the provision of licensed residential care including lodging and meals combined with therapeutic, social, or health-related support services and includes care homes, hospice, supportive housing, and group homes, as well as integrated services such as seniors' day care; however, this use is distinguished by the provision of overnight accommodation or long-term residency and specifically excludes Health Care Services, or any facility providing exclusively ambulatory care or outpatient medical services where no residential component exists.

S

Secondary Suite means a Dwelling Unit that is accessory to and attached to a Principal Dwelling Unit in a Principal Building in the R1 and R2 zones.

Setback means the required horizontal distance between the Lot line and the nearest part of a Building or Structure on the Lot. Setbacks are measured to the building face except that for swimming pools they are measured to the nearest part of the foundation or structure of the pool.

Setback, Front means the distance from a Front Lot Line.

Setback, Rear means the distance from a Rear Lot Line.

Setback, Side means the distance from a Side Lot Line.

Short-Term Rentals means a use that is located within a Dwelling Unit and subordinate to a Residential Use where the Dwelling Unit or one or more bedrooms in the Dwelling Unit provide temporary accommodation for a maximum period of 90 consecutive days. This use does not include a Bed and Breakfast or Boarders and Lodgers Accommodations.

Storey means that portion of a Building other than an underground parkade that is between the surface of any floor and the surface of the floor above it. If there is no floor above, the Storey is the portion of the Building that is between the top of any floor and the ceiling above it. Basements and Finished Attic Spaces are included as Storeys. Crawl Spaces where more than 60% of the crawl space's floor area has a height, measured from the ground or concrete slab to the underside of the floor joists, greater than 1.5 m (5 ft) are included as Storeys.

Street means a public thoroughfare, including a highway, road, Lane, and any other way open to public use, but does not include private rights-of-way on private property. This term encompasses the entire width between the property lines of every right-of-way that is dedicated, owned, or maintained by a government authority for the purpose of vehicle, bicycle and pedestrian traffic.

Structure means any construction, erection, or piece of work artificially built or constructed, composed of parts joined together in some definite manner, that requires a fixed location on the ground or is attached to something having a fixed location on the ground, but does not include a Building.

T

Tourist Accommodation Services includes Bed and Breakfasts, Boarders and Lodgers Accommodations, and Short-Term Rentals.

V

Veranda means a one storey high roofed structure attached to an exterior wall of a residential building, which is not heated or intended for year-round habitation. It shall be at least 60% open on all sides not adjoining the residential building and with a floor not higher than the lowest above grade building floor on the side of the building to which it is attached.

W

Waste and Recycling Storage Area means a permanent, hard-surface area within an enclosed building, protected from wildlife that can accommodate waste and recycling receptacles.

Y



Subsection 525 - 2.10

R1 – Rural and Suburban Detached Residential Zone

2 INTENT

The intent of the Rural and Suburban Detached Residential Zone (R1) is to permit the continued use of low density, legacy lots in remote and environmentally sensitive lands generally found outside the Urban Containment Boundary.

2 PERMITTED USES

(1) The following uses are permitted in the R1 Zone:

Table 2.1: Permitted Uses

Use	Principal Use	Accessory Use
Residential Use	✓	
Accessory Use		✓
Child Care Services		✓
Home Occupation		✓
Parking Use		✓
Secondary Suite		✓
Tourist Accommodation Services		✓

3 CONDITIONS OF USE

(1) A Secondary Suite is only permitted when it is no larger than 49% of the Principal Building's Gross Floor Area.

4 DENSITY

- (1) A maximum of one (1) Principal Dwelling Unit and one (1) Secondary Suite are permitted per Lot.
- (2) The total Gross Floor Area on a Lot must not exceed the maximums established in the following table:

Table 4.1: Maximum Gross Floor Area (GFA)

Type of Building or Structure	Net Lot Area	Maximum Gross Floor Area
All Buildings and Structures on a Lot	Net Lot Area $\leq 464.5 \text{ m}^2$ (5,000 ft ²)	Net Lot Area x 0.7 + 92.9 m ² (1,000 ft ²)
	Net Lot Area $> 464.5 \text{ m}^2$ (5,000 ft ²)	Net Lot Area x 0.55 + 92.9 m ² (1,000 ft ²) Up to a maximum of 650.3m ² (7,000 ft ²)
All detached Garages, Accessory Buildings and Structures in combination on a Lot	All Lot sizes	92.9 m ² (1,000 ft ²)

- (3) The Net Lot Area is as it exists at the time of the current application, prior to any land dedications required as a condition of that application.
- (4) Gross Floor Area (GFA) inclusions and exemptions are found in Subsection 525 - 310 of this Bylaw.

5 HEIGHT

- (1) The height of any Buildings or Structures must not exceed the maximums established in the following table:

Table 5.1: Maximum Height and Storeys

Type of Building or Structure	Roof Pitch	Maximum Height	Maximum Number of Storeys
Principal Building or a portion thereof in the front 6.10 m (20 ft) of the Lot	Flat roof or Sloped roof (less than 3:12)	6.7 m (22 ft)	2 storeys
	Sloped roof (3:12 or greater)	8.5 m (28 ft)	2 storeys
Principal Building or a portion thereof <u>not</u> in	Flat roof or Sloped roof (less than 3:12)	10.1 m (33 ft)	3 storeys

Type of Building or Structure	Roof Pitch	Maximum Height	Maximum Number of Storeys
the front 6.10 m (20 ft) of the Lot	Sloped roof (3:12 or greater)	11.6 m (38 ft)	3 storeys
Detached Garages	Flat roof or Sloped roof (less than 3:12)	3.7 m (12 ft)	1 storey
	Sloped roof (3:12 or greater)	5.5 m (18 ft)	1 storey
Accessory Buildings and Structures	Flat roof or Sloped roof (less than 3:12)	3.7 m (12 ft)	1 storey
	Sloped roof (3:12 or greater)	4.6 m (15 ft)	1 storey

(2) In Accessory Buildings and Structures, detached Garages, and Coach Houses, the floor level of the lowest Storey shall not be more than 1.2m (4 ft) above the existing grade at any point.

(3) Height exemptions are found in Subsection 525 - 310 of this Bylaw.

6 SETBACKS

(1) Buildings and Structures must be sited in accordance with the minimum Setbacks established in the following table:

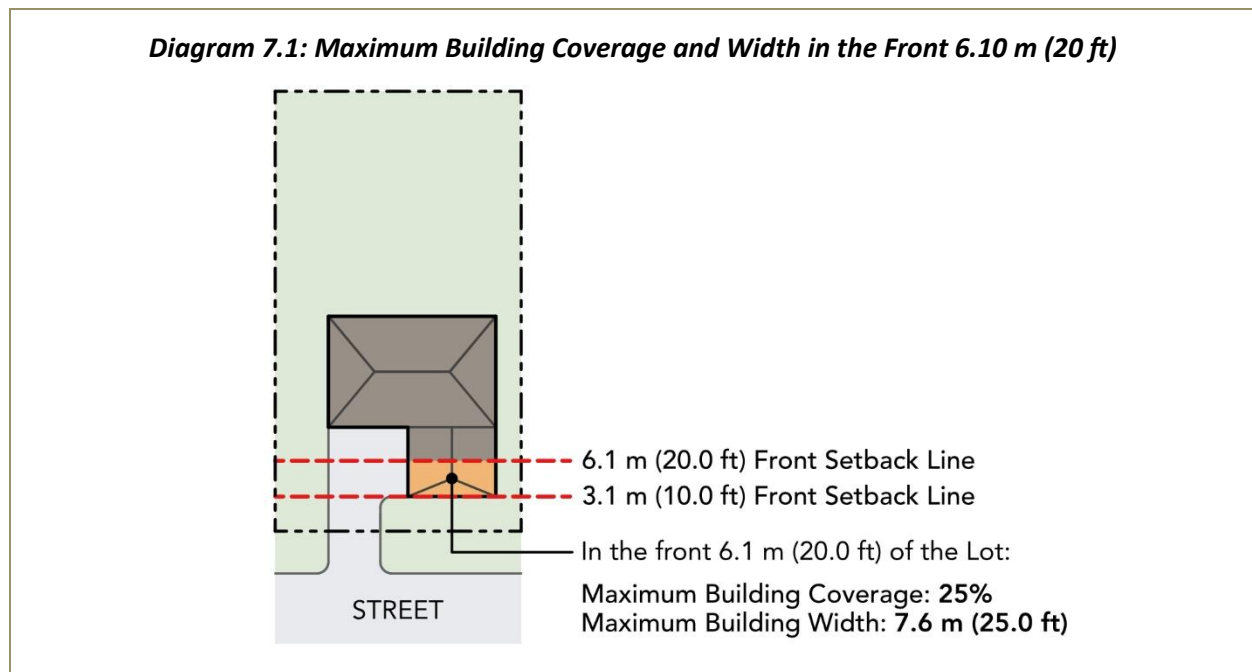
Table 6.1: Minimum Setbacks				
Type of Building or Structure	Minimum Front Setback	Minimum Rear Setback	Minimum Side Setback	Minimum Setback to the Ocean Natural Boundary
Principal Building	3.1 m (10 ft)	7.6 m (25 ft)	1.2 m (4 ft)	7.6 m (25 ft)
Detached Garage	Side entry garage: 3.1 m (10 ft) Front entry garage: 6.1 m (20 ft)	1.5 m (5 ft)	1.2 m (4 ft)	7.6 m (25 ft)
Accessory Buildings and Structures	6.1 m (20 ft)	1.2 m (4 ft)	1.2 m (4 ft)	1.2 m (4 ft)

Type of Building or Structure	Minimum Front Setback	Minimum Rear Setback	Minimum Side Setback	Minimum Setback to the Ocean Natural Boundary
Swimming Pools	3.1 m (10 ft)	3.1 m (10 ft)	1.2 m (4 ft)	3.1 m (10 ft)

- (2) General siting regulations and siting exemptions are found in Subsection 525 - 310 of this Bylaw.

7 BUILDING COVERAGE

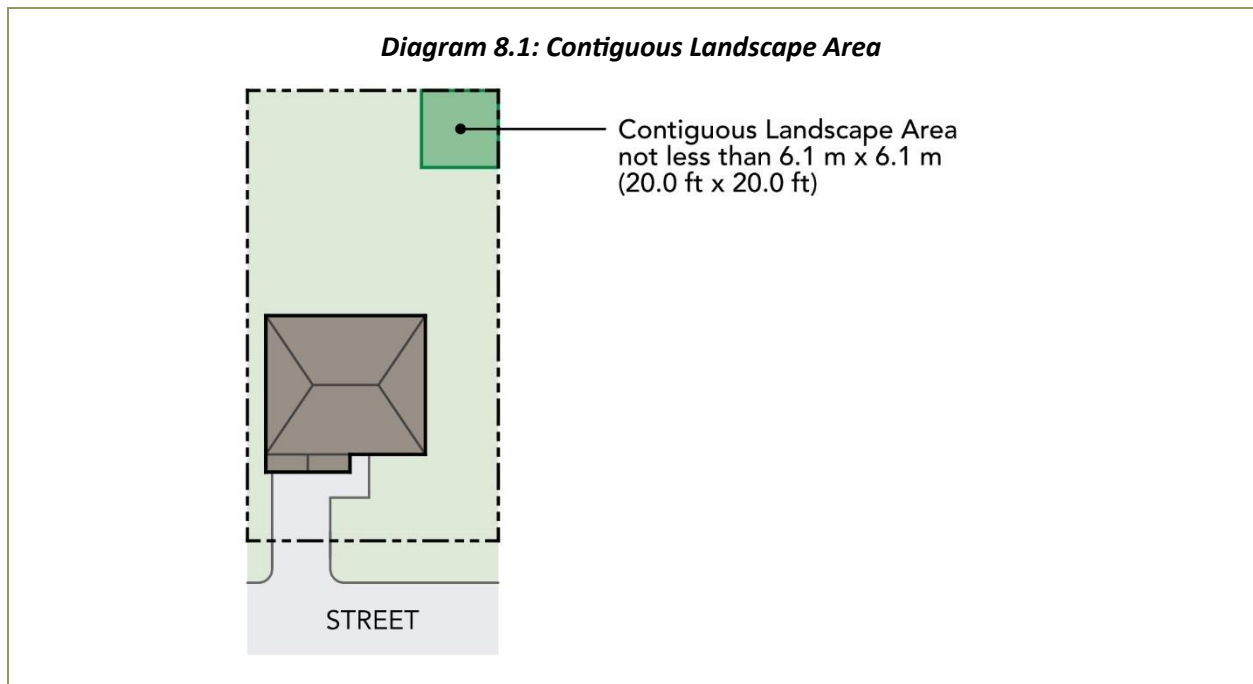
- (1) The maximum Building Coverage on a Lot is:
- (a) 55% of Net Lot Area when Net Lot Area $\leq 464.5\text{ m}^2$ / 5,000 ft^2 ; or
 - (b) 45% of Net Lot Area when Net Lot Area $> 464.5\text{ m}^2$ / 5,000 ft^2 .
- (2) The maximum Building Coverage in the front 6.1 m (20 ft) of a Lot is 25%.



8 LANDSCAPING

- (1) A Lot must have:
- (a) A contiguous Landscape Area that has the minimum dimensions of 6.1 m x 6.1 m (20 ft x 20 ft); or
 - (b) Landscape Areas totalling a minimum of:

- (i) 35% of Net Lot Area when Net Lot Area $\leq 464.5 \text{ m}^2$ (5,000 *ft*²); or
- (ii) 45% of Net Lot Area when Net Lot Area $> 464.5 \text{ m}^2$ (5,000 *ft*²).



9 BUILDING REGULATIONS

- (1) The maximum Building Wall Length is 19.8 m (65 *ft*).
- (2) The maximum Building Width for that portion of any building in the front 6.1 m (20 *ft*) of the Lot is 7.6 m (25 *ft*).
- (3) The maximum Building Depth is 19.8 m (65 *ft*).
- (4) The maximum height for a Deck, Balcony, Veranda, or other outdoor occupied space is 4.6 m (15 *ft*), measured vertically from its walking surface to the lowest point of finished grade directly beneath the structure.
- (5) A Waste and Recycling Storage Area must be provided to serve all Dwelling Units on a Lot with a minimum size of 2.3 *m*² (25 *ft*²).

10 OTHER REGULATIONS

- (1) Off-street parking must comply with Part 10 Off-Street Parking Space and Loading Space Regulations of this Bylaw.
- (2) Subdivision: The minimum Lot Area, Lot Width, and Lot Depth of Lots zoned R1 created by subdivision are established in the following table.

Table 10.1: Subdivision Minimum Requirements

Zone and Modifier, if applicable	Minimum Lot Area (m²)	Minimum Lot Width (m)	Minimum Lot Depth (m)
R1	4,000 m ² (43,056 ft ²)	30 m (98.4 ft)	34 m (111.6 ft)



Subsection 525 - 2.20

R2 – Urban Detached Residential Zone

1 INTENT

The intent of the Urban Detached Residential Zone (R2) is to permit ground-oriented detached housing forms with an emphasis on above ground living primarily in the form of a house which may include a suite and be accompanied by a coach house.

2 PERMITTED USES

(1) The following uses are permitted in the R2 Zone:

Table 2.1: Permitted Uses

Use	Principal Use	Accessory Use
Residential Use	✓	
Accessory Use		✓
Child Care Services		✓
Coach House		✓
Home Occupation		✓
Parking Use		✓
Secondary Suite		✓
Tourist Accommodation Services		✓

3 CONDITIONS OF USE

- (1) A Secondary Suite is only permitted when it is:
- (a) Located in the Principal Building; and

- (b) No larger than 49% of the Principal Building's Gross Floor Area.

4 DENSITY

- (1) A maximum of one (1) Principal Dwelling Unit, one (1) Secondary Suite, and one (1) Coach House are permitted per Lot.
- (2) The total Gross Floor Area on a Lot must not exceed the maximums established in the following table:

Table 4.1: Maximum Gross Floor Area (GFA)		
Type of Building or Structure	Net Lot Area	Maximum Gross Floor Area
All Buildings and Structures on a Lot with a Principal Building and without a Coach House	Net Lot Area $\leq 464.5 \text{ m}^2$ (5,000 ft^2)	Net Lot Area $\times 0.7 + 92.9 \text{ m}^2$ (1,000 ft^2)
	Net Lot Area $> 464.5 \text{ m}^2$ (5,000 ft^2)	Net Lot Area $\times 0.55 + 92.9 \text{ m}^2$ (1,000 ft^2) Up to a maximum of 650.3 m^2 (7,000 ft^2)
All Buildings and Structures on a Lot with a Principal Building and a Coach House	Net Lot Area $\leq 464.5 \text{ m}^2$ (5,000 ft^2)	Net Lot Area $\times 0.7 + 139.4 \text{ m}^2$ (1,500 ft^2)
	Net Lot Area $> 464.5 \text{ m}^2$ (5,000 ft^2)	Net Lot Area $\times 0.55 + 139.4 \text{ m}^2$ (1,500 ft^2) Up to a maximum of 696.8 m^2 (7,500 ft^2)
Coach House	All Lot Sizes	130.1 m^2 (1,400 ft^2)
All detached Garages, Accessory Buildings and Structures in combination on a Lot	All Lot Sizes	92.9 m^2 (1,000 ft^2)

- (3) The Net Lot Area is as it exists at the time of the current application, prior to any land dedications required as a condition of that application.
- (4) Gross Floor Area (GFA) inclusions and exemptions are found in Subsection 525 - 310 of this Bylaw.

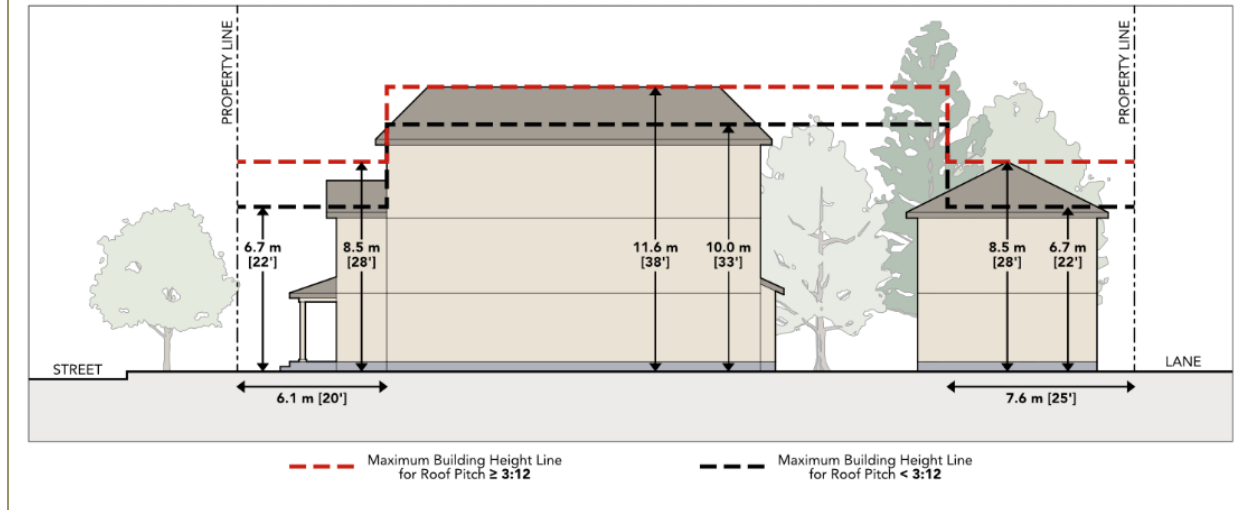
5 HEIGHT

- (1) The height of any Buildings or Structures must not exceed the maximums established in the following table:

Table 5.1: Maximum Height and Storeys

Type of Building or Structure	Roof Pitch	Maximum Height	Maximum Number of Storeys
Principal Building or a portion thereof in the front 6.10 m (20 ft) of the Lot	Flat roof or Sloped roof (less than 3:12)	6.7 m (22 ft)	2 storeys
	Sloped roof (3:12 or greater)	8.5 m (28 ft)	2 storeys
Principal Building or a portion thereof <u>not</u> in the front 6.10 m (20 ft) of the Lot	Flat roof or Sloped roof (less than 3:12)	10.1 m (33 ft)	3 storeys
	Sloped roof (3:12 or greater)	11.6 m (38 ft)	3 storeys
Coach House	Flat roof or Sloped roof (less than 3:12)	6.7 m (22 ft)	2 storeys
	Sloped roof (3:12 or greater)	8.5 m (28 ft)	2 storeys
Detached Garages	Flat roof or Sloped roof (less than 3:12)	3.7 m (12 ft)	1 storey
	Sloped roof (3:12 or greater)	5.5 m (18 ft)	1 storey
Accessory Buildings and Structures	Flat roof or Sloped roof (less than 3:12)	3.7 m (12 ft)	1 storey
	Sloped roof (3:12 or greater)	4.6 m (15 ft)	1 storey

- (2) In Accessory Buildings and Structures, detached Garages, and Coach Houses, the floor level of the lowest Storey shall not be more than 1.2m (4 ft) above the existing grade at any point.
- (3) Height exemptions are found in Subsection 525 - 310 of this Bylaw.

Diagram 5.1: Maximum Height and Storeys

6 SETBACKS

- (1) Buildings and structures must be sited in accordance with the minimum Setbacks established in the following table:

Table 6.1: Minimum Setbacks

Type of Building or Structure	Minimum Front Setback	Minimum Rear Setback	Minimum Rear Setback abutting a lane allowance	Minimum Side Setback	Minimum Setback to the Ocean Natural Boundary Line
Principal Building	3.1 m (10 ft) A	7.6 m (25 ft) B	7.6 m (25 ft) B	1.2 m (4 ft) C	7.6 m (25 ft)
Coach House	15.2 m (50 ft) D	3.1 m (10 ft) E	1.5 m (5 ft) F	1.2 m (4 ft) G	7.6 m (25 ft)
Detached Garage	Side entry garage: 3.1 m (10 ft) Front entry garage: 6.1 m (20 ft)	1.5 m (5 ft)	1.5 m (5 ft)	1.2 m (4 ft)	7.6 m (25 ft)
Accessory Buildings and Structures	6.1 m (20 ft)	1.2 m (4 ft)	1.2 m (4 ft)	1.2 m (4 ft)	1.2 m (4 ft)
Swimming Pools	3.1 m (10 ft)	3.1 m (10 ft)	3.1 m (10 ft)	1.2 m (4 ft)	3.1 m (10 ft)

Diagram 6.1: Minimum Setbacks

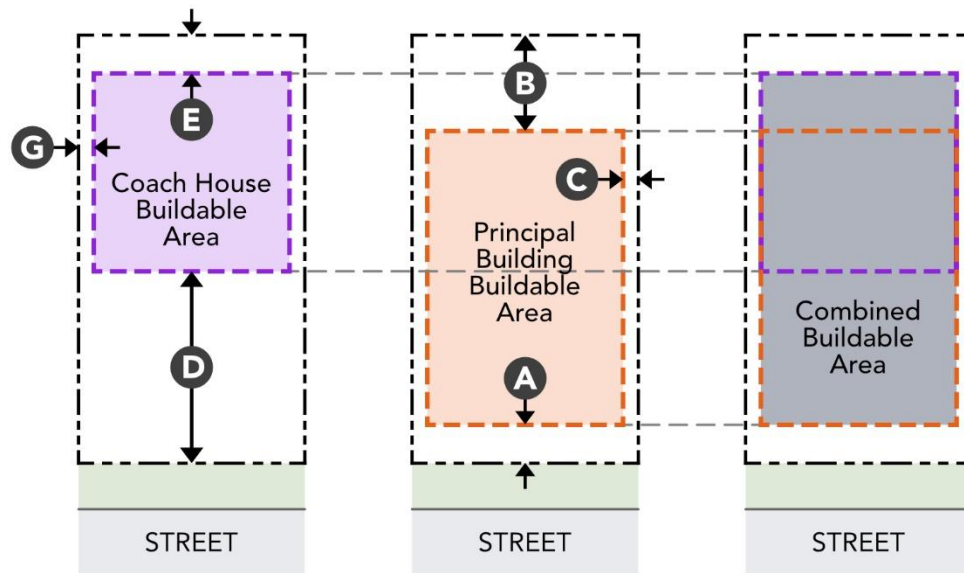
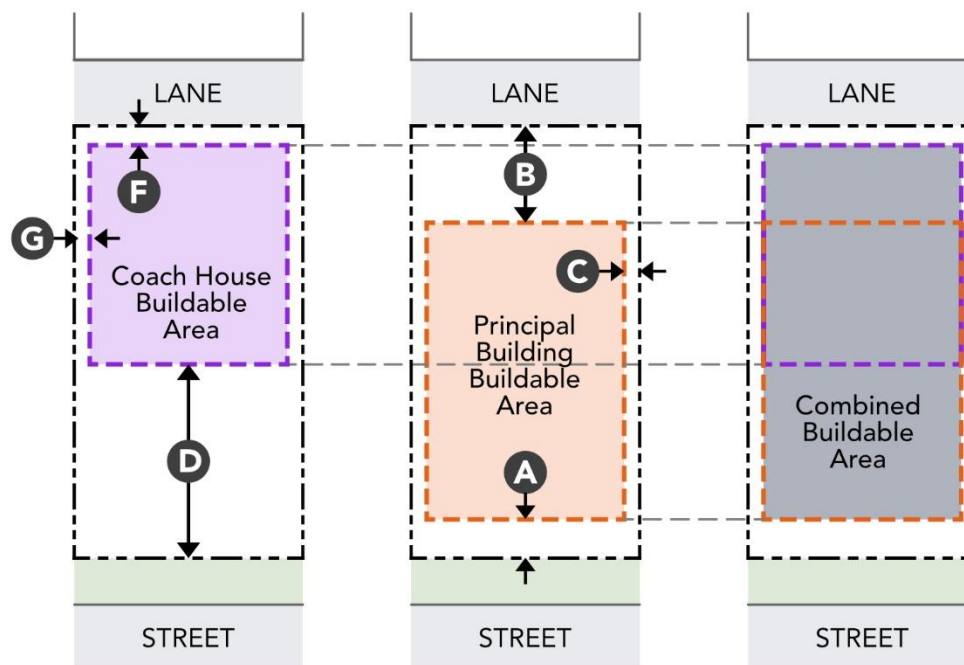


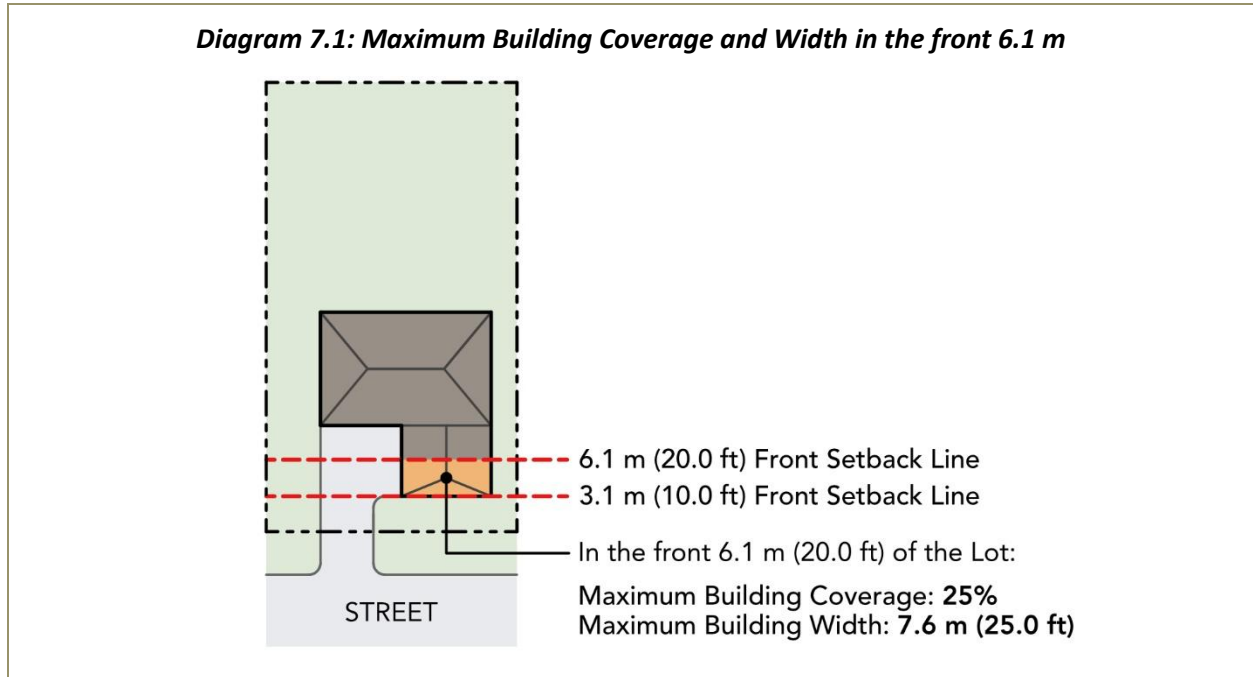
Diagram 6.2: Minimum Setbacks (with Rear Lane)



7 BUILDING COVERAGE

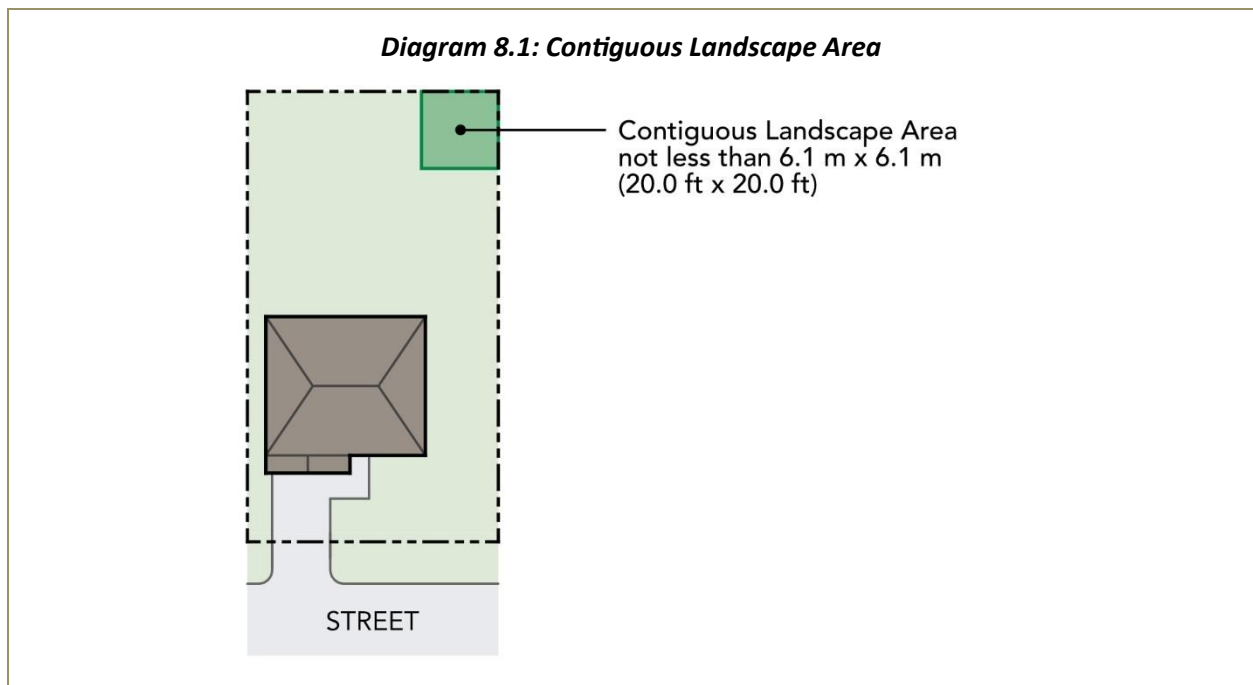
- (1) The maximum Building Coverage on a Lot is:
 - (a) 55% of Net Lot Area when Net Lot Area $\leq 464.5 \text{ m}^2 / 5,000 \text{ ft}^2$; or
 - (b) 45% of Net Lot Area when Net Lot Area $> 464.5 \text{ m}^2 / 5,000 \text{ ft}^2$.

- (2) The maximum Building Coverage in the front 6.1 m (20 ft) of a Lot is 25%.



8 LANDSCAPING

- (2) A Lot must have:
- (a) A contiguous Landscape Area that has the minimum dimensions of 6.1 m x 6.1 m (20 ft x 20 ft); or
 - (b) Landscape Areas totalling a minimum of:
 - (i) 35% of Net Lot Area when Net Lot Area $\leq 464.5 \text{ m}^2$ (5,000 ft²); or
 - (ii) 45% of Net Lot Area when Net Lot Area $> 464.5 \text{ m}^2$ (5,000 ft²).



9 BUILDING REGULATIONS

- (1) The maximum Building Wall Length is 19.8 m (65 ft).
- (2) The maximum Building Width for that portion of any building in the front 6.1 m (20 ft) of the Lot is 7.6 m (25 ft).
- (3) The maximum Building Depth is 19.8 m (65 ft).
- (4) The maximum height for a Deck, Balcony, Veranda, or other outdoor occupied space is 4.6 m (15 ft), measured vertically from its walking surface to the lowest point of finished grade directly beneath the structure.
- (5) A Waste and Recycling Storage Area must be provided to serve all Dwelling Units on a Lot with a minimum size of 2.3 m² (25 ft²).

10 OTHER REGULATIONS

- (1) Off-street parking must comply with Part 10 Off-Street Parking Space and Loading Space Regulations of this Bylaw.
- (2) Subdivision: The minimum Lot Area, Lot Width, and Lot Depth of Lots zoned R2 created by subdivision are established in the following table.

Table 10.1: Subdivision Minimum Requirements

Zone and Modifier, if applicable	Minimum Lot Area (m ²)	Minimum Lot Width (m)	Minimum Lot Depth (m)
R2	660 m ²	18 m	34 m

Zone and Modifier, if applicable	Minimum Lot Area (m ²)	Minimum Lot Width (m)	Minimum Lot Depth (m)
	(7,104 ft ²)	(59.1 ft)	(111.6 ft)
R2 (S1)	335 m ² (3,605 ft ²)	10 m (32.8 ft)	34 m (111.6 ft)
R2 (S2)	1,100 m ² (11,840 ft ²)	24 m (78.7 ft)	34 m (111.6 ft)
R2 (S3)	4,000 m ² (43,056 ft ²)	30 m (98.4 ft)	34 m (111.6 ft)

Subsection 525 - 3.10

General Development Regulations for R1 and R2 Zones

Applicability of Part 4 General Regulations

Part 4, General Regulations is supplemented and amended as indicated for the purposes of the R1 and R2 Zones as follows:

- (1)** In the event of any inconsistency or conflict between a provision in this section 525 and any provision in the balance of this Zoning Bylaw, the provision in this section 525 shall govern.
- (2) Uses Specified on a Plan:** Refer to Section 401.
- (3) Uses Permitted in All Zones:** For the purposes of the R1 and R2 zones, Section 402 is replaced as follows:
 - (a)** The use of land buildings and structures for the following uses is generally permitted in all zones:
 - (i)** Accessory uses;
 - (ii)** Emergency Services of any density, height or siting;
 - (iii)** Public Utility and Infrastructure;
 - (iv)** Parks and Open Space and Conservation Uses;
 - (v)** Residential Care for up to 12 people receiving care; and
 - (vi)** Radio towers for emergency communications.
- (4) Temporary Uses Permitted in All Zones**
 - (a)** The temporary use of land, buildings, and structures for the follow uses is generally permitted in all zones:
 - (i)** Voting or polling stations; and
 - (ii)** On-location filming and associated filming sets.
- (5) Temporary Buildings**
 - (a)** Temporary buildings are permissible under permit for the following temporary and short-term purposes:
 - (i)** Sales centres for development projects; and
 - (ii)** Construction trailers.
- (6) Uses Prohibited In All Zones:** Refer to Section 403A.
- (7) Prohibition of Logging:** Refer to Section 403B.
- (8) Use of Highways:** Refer to Section 404.
- (9) Home Occupations:** Refer to Section 405.
- (10) Bed and Breakfast Businesses:** Refer to Section 405A.

- (11) **Cannabis Retail Store:** Refer to Section 405B (*and is not applicable to R1 and R2 zoned land*).
- (12) **Short-Term Rental Accommodation:** Refer to Section 405C.
- (13) **Conflicting Use or Siting:** Refer to Section 406.
- (14) **Height Exceptions:** Refer to Section 407.
- (15) **General Siting Regulations:** Refer to Section 408.
- (16) **Permitted Projections into Setbacks**
- (a) In conjunction with Section (14) Exemptions from all Setbacks, this section replaces Section 409 Siting Exceptions.
- (b) The elements listed below may project into a required setback to the extent specified in this section, provided they do not obstruct or interfere with any easement, statutory right-of-way, or public utility corridor:

Table 16.1: Permitted Projections into Required Setbacks

Element	Maximum Permitted Projections	Setback Location
Light wells (constructed prior to December 31, 2026)	0.9 m (3 ft)	All Setbacks
Chimneys (constructed prior to December 31, 2026)	0.6 m (2 ft)	All Setbacks
Bay windows (constructed prior to December 31, 2026)	0.6 m (2 ft)	All Setbacks
Unenclosed Verandas connected to the principal access to the Dwelling Unit (this does not include decks)	0.9 m (3 ft)	Front and Rear Setback
Unenclosed steps, accessibility ramps, and landings less than 1.00 m (3.3 ft) above finished grade	0.9 m (3 ft)	Front and Rear setbacks
Minor architectural features including: • Eaves • Window and door sills • Sunshades • Cornices, pilasters, moldings and similar decorative trim	0.6 m (2 ft)	All Setbacks
Rainwater hardware including gutters and downspouts	0.6 m (2 ft)	All Setbacks

Element	Maximum Permitted Projections	Setback Location
Utility meters including water meters, and gas meters	0.6 m (2 ft)	All Setbacks
At grade decks (less than 1.0 m above finished grade)	Unlimited	Front and Rear Setback
Elevated open decks	1.2 m (4 ft)	Front and Rear Setback
Balconies	0.9 m (3 ft)	Front and Rear Setback
Roof Decks	Projections into setbacks not permitted	All setbacks
Roof projections and overhangs.	0.9 m (3 ft)	All Setbacks
Solar collectors mounted on the wall of a building	0.3 m (1 ft)	Side Setbacks
Deck guards, and balustrades	0.3 m (1 ft)	All Setbacks

(17) Exemptions from All Setbacks

- (a) The following elements are exempt from setback requirements, provided they do not obstruct or interfere with any easement, statutory right-of-way, or public utility corridor:

Table 17.1: Elements Exempt from Setback Requirements

Element	Maximum Permitted Projections	Setback Location
Utility poles, wires and guy wires	Permitted	All setbacks
Warning devices and emergency lights	Permitted	All setbacks
Flagpoles	Must retain a 0.9 m (3 ft) setback	Front and Rear
Signs constructed in accordance with the District's Sign Bylaw	Permitted	All setbacks
Children's play equipment	Permitted	All setbacks
Retaining walls	Permitted, but must not conflict with public utilities and rights-of-way	All setbacks

(18) Gross Floor Area (GFA) Inclusions and Exemptions

- (a)** This section replaces Section 410 Floor Space Ratio Exemptions.
- (b)** When calculating Gross Floor Area (GFA), the following elements must be included or exempted:

Table 18.1: Gross Floor Area Inclusions and Exemptions

Feature, Building or Structure	Include in Gross Floor Area Calculations	Exempt from Gross Floor Area Calculations
Uncovered decks supported by posts or walls equal to or less than 2.0 m (6.6 ft) in height and up to 10% of the permitted GFA		✓
Uncovered decks supported by posts or walls greater than 2.0 m (6.6 ft) in height	✓	
Accessory Buildings and Structures (<i>sheds</i>) up to a combined total of 25.0 m ² (269 ft ²) on the Lot		✓
Unfinished attics, with no access stair well, windows, flooring, or wall finishes		✓
Finished Attic Space	✓	
Crawl Space with a maximum vertical height of 1.5m (5 ft) measured from the ground or concrete slab to the underside of the floor joists		✓
Crawl Spaces or portions of Crawl Spaces where the height is greater than 1.5 m (5. ft) measured from the ground or concrete slab to the underside of the floor joists	✓	
Space under roof overhangs where the roof overhang exceeds 1.2 m (4 ft)	✓	
One (1) or two (2) Carports to a combined total of 37.2 m ² (400 ft ²)		✓
Open air structures such as pergolas or trellises where the overhead framing allows for the free passage of light and rain		✓
Unenclosed Balconies		✓

Feature, Building or Structure	Include in Gross Floor Area Calculations	Exempt from Gross Floor Area Calculations
Unenclosed porches, and verandas connected to the principal access to the Dwelling Unit		✓
Open spaces below elevated Buildings and structures		✓
For residential Buildings in the R1 and R2 zones constructed under permit submitted prior to July 1, 2018, exterior wall thickness in excess of 100 mm (3.9 in), provided that the wall thickness is utilized for the provision of insulating materials and/or protection against wind, water and vapour.		✓
Floor area of any space within a Building that has a ceiling height greater than 4.6 m (15 ft), measured from the top of the finished floor to the underside of the ceiling joists.	Counted as twice its actual floor area, excluding stairwells and elevator shafts.	
Waste and Recycling Storage Area that is not part of a Dwelling Unit or Garage and is up to 9.3m ² (100 ft ²)		✓
Up to 8.0 m ² (86 ft ²) of Floor Area of a wheelchair accessible Dwelling Unit (<i>Enhanced Unit and CSA B652</i>)		✓

- (19) Commercial Vehicles, Recreation Vehicles and Private Pleasure Boats:** Refer to Section 411.
- (20) Lots Shown on Plans:** Refer to Section 412.
- (21) Outdoor Customer Services Areas:** Refer to Section 413.
- (22) Good Neighbour Requirements:** Refer to Section 414.
- (23) Split-Zoned Parcels:** Refer to Section 415.
- (24) Solar Collector Regulations** Refer to Section 4C02.