

## Rural Zone (A2)

**Permitted Uses**

- 52 (1) The permitted uses for the A2 zone are as follows:
- Accessory Dwelling Unit
  - Agriculture
  - Agricultural Storage
  - Assisted Living
  - Bed and Breakfast
  - Community Care Facility
  - Craft Distillery
  - Forestry Use
  - Greenhouse
  - Home-based Business
  - Kennel
  - Manufactured Home
  - Riding Stable
  - Single-Family Dwelling
  - Supportive Housing
  - Temporary Mobile Home (subject to the Temporary Mobile Home Permit Bylaw). [BL3754]
  - Two-Family Dwelling [BL3302, BL3457, BL3520]

**Minimum Lot Size**

- (2) The minimum permitted lot size for the A2 zone is 2 hectares (4.94 acres).

**Minimum Frontage**

- (3) The minimum permitted frontage for the A2 zone is 75.0 m (246.06').

**Density**

- (4) The maximum permitted density for the A2 zone is as follows:
- (a) The number of residential buildings per lot shall not exceed one.
    - (i) Despite the foregoing, where land is two hectares (4.94 acres) or larger in area, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted, where the smaller residential building shall be accessory to the principal dwelling and contain a dwelling unit not exceeding 90m<sup>2</sup> of gross floor area.
    - (ii) Despite the gross floor area maximum of 90m<sup>2</sup> in part (i) above, in the case of replacing a previously-existing dwelling legally authorized by the Municipality prior to September 21, 2022 the smaller residential dwelling may not exceed either 90m<sup>2</sup> or the gross floor area of the previously-existing dwelling, whichever is the greater.
  - (b) No accessory dwelling (other than a suite integral to a principal dwelling) nor a two-family dwelling shall be located on a parcel unless the owner of such parcel has, prior to the issuance of a building permit by the Municipality, registered a covenant under Section 219 of the *Land Title Act*: prohibiting registration of a strata plan under the *Strata Property Act*.
  - (c) Despite section 52(4)(b) above, a covenant is not required where the accessory dwelling or two-family dwelling were legally authorized by the Municipality prior to September 21, 2022, or where a building strata already exists.
  - (d) Despite section 52(4)(b) above, a covenant is not required where the accessory dwelling or two-family dwelling were legally authorized by the Municipality prior to September 21, 2022.

- (e) Despite section 52(4)(a) above, a maximum of two residential buildings with a total combined maximum of three dwelling units is permitted on 941 Arbutus Avenue (PID 000-232-556).
- (f) Despite section 52(4)(a) above, a maximum of two residential buildings with a total combined maximum density of two dwelling units is permitted on the following properties:
  - (i) 3252 Gibbins Road (PID 006-360-378);
  - (ii) 3286 Gibbins Road (PID 004-555-562);
  - (iii) 3276 Gibbins Road (PID 002-343-789);
  - (iv) 3240 Gibbins Road (PID 002-742-501);
  - (v) Lot 1..., Plan 21749, Banks Road (PID 002-705-087);
  - (vi) B-3228 Gibbins Road (PID 001-252-267);
  - (vii) Lot 4..., Plan 8636, Cliffs Road (PID 005-586-429);
  - (viii) 3088 Cliffs Road (PID 005-586-445);
  - (ix) Lot 5..., Plan 8636, Cliffs Road (PID 005-586-437);
  - (x) Part of Lot 11..., Plan 2785, Banks Road (PID 006-360-742);
  - (xi) Part of Lot 1..., Plan 9537 (PID 005-338-859);
  - (xii) A-3228 Gibbins Road (PID 000-041-874);
  - (xiii) repealed;
  - (xiv) 3246 Gibbins Road (PID 028-738-080);
  - (xv) Lot A..., Plan 10506 (PID 005-267-412);
  - (xvi) 3186 Gibbins Road (PID 005-409-292).
  - (xvii) 2772 Herd Road (PID: 002-831-732)
  - (xviii) 1379 Maple Bay Road (PID 004 893 409)
  - (xix) 7167 Bell McKinnon Road (PID 005-465-621)
  - (xx) 3833 Gibbins Road (PID: 006-570-208)

[BL3287, BL3754, BL3697, BL3757, BL3819, BL3822, BL3871, BL3876, BL3883.]

### Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the A2 zone is 10% of the lot area.

### Minimum Setbacks

- (6) The minimum permitted setbacks for the A2 zone are as follows:
  - (a) Single-Family Dwellings and Two-Family Dwellings
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 3.0 m (9.84')
    - Yard, Rear, 8.0 m (26.25')
  - (b) Mobile Homes
    - Yard, Front, 30.0 m (98.42')
    - Yard, Side, 12.0 m (39.37')
    - Yard, Rear, 12.0 m (39.37')
  - (c) All Other Principal Buildings
    - Yard, Front, 25 m (82.02')
    - Yard, Side, 15 m (49.21')
    - Yard, Rear, 15 m (49.21)'".
    - Yard, Abutting Residentially Zoned Property, 30 m (98.42') [BL3767]
  - (d) Accessory Buildings and Structures (Excluding Fences)
    - Yard, Front, 8.0 m (26.25')
    - Yard, Side, 3.0 m (9.84')
    - Yard, Rear, 8.0 m (26.25')
  - (e) Temporary Mobile Homes
    - To be sited in accordance with the provisions of the Temporary Mobile Home Permit

- Bylaw. [BL3754]  
(f) Kennel  
Yard, Front, 30 m (98.43')  
Yard, Side, 30 m (98.43')  
Yard, Rear, 30 m (98.43') [BL3758]

### Maximum Building Height

- (7) (a) The maximum permitted building height for buildings, containing one or more dwelling units, within the A2 zone is 9.0 m (29.53').  
(b) Despite the foregoing, the height of other farm buildings is subject to the provisions of the ACNBC Farm Building Code 1995.

### Conditions of Use

- (8) The conditions of use for the A2 zone are as follows:
- (a) Bed and breakfast uses may have no more than six sleeping units and may be conducted in a maximum of one accessory building (with no kitchen) and/or one dwelling unit.
- (b) Limited farm sale of agricultural products may be sold directly to the public provided that:
- (i) a minimum of 50% of the agricultural products offered for sale are produced on the land;
- (ii) the covered retail sales area does not exceed 100 m<sup>2</sup> (1076.4 sq. ft.); and
- (iii) the retail sales are clearly ancillary to the farm use.
- (c) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
- (i) the number of residents does not exceed ten, including resident staff,
- (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling,
- (iii) approval from the Agricultural Land Commission is obtained, where the property is within the Agricultural Land Reserve,
- (iv) valid health permits for septic systems or on-site wastewater treatment systems are obtained, and
- (v) each single-family dwelling unit may contain this use where the property is two hectares (4.94 acres) or greater and has two single-family dwelling units.
- (d) despite section 52 (1), "campground (seasonal)" is a permitted use on 3042 River Road, and "campground (short-term)" is a permitted use on 8701 Chemainus Road, 8682 and 9090 Trans-Canada Highway, and 3800 Gibbins Road for a maximum of 25 campsites during a gathering for an event. [BL3662]
- (e) [Repealed; BL3697].
- (f) a maximum of 14 gatherings for an event with up to 150 attendees, and 20 events with up to 20 attendees, are permitted per year on 3800 Gibbins Road.  
[BL3083, BL3302, BL3323, BL3521, BL3554, BL3662]
- (g) A kennel must not be located on a lot less than 8000 m<sup>2</sup> (1.98 acres) in area. [BL3758]