

Rural Zone (A2)

[BL3083, BL3287, BL3302, BL3323, BL3457, BL3520, BL3521, BL3554, BL3662, BL3697, BL3754, BL3757, BL3758, BL3767, BL3819, BL3822, BL3827, BL3871, BL3876, BL3883, BL3913, BL3927, BL4016]

Permitted Uses

- 52 (1) The permitted uses for the A2 zone are as follows:
- Agriculture
 - Agricultural Storage
 - Animal Shelter (subject to the Conditions of Use set out in Section 52(8)(h) and (i)) [BL3927]
 - 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
 - [Repealed. BL4016] 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 dwelling units per lot shall not exceed two.
 - (b) 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 90m² of gross floor area.
 - (ii) Despite the gross floor area maximum of 90m² 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 90m² or the gross floor area of the previously-existing dwelling, whichever is the greater.
 - (c) 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*.
 - (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, or where a building strata already exists.
 - (e) 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.
- (f) 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).
 - (g) 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)
 - (xxi) 2524 Ashcroft Road (PID: 000-677-311)
- [BL3287, BL3754, BL3697, BL3757, BL3819, BL3822, BL3871, BL3876, BL3883, BL3913,]
- (h) Despite section 52(4)(a) above, a maximum of two residential buildings with a total combined maximum of two dwelling units, the smaller of which must not exceed 170m², is permitted on the following properties:
 - (i) 7475 Bell McKinnon Road (PID 009-785-965)
 - (i) Despite section 52(4)(a) and (b) above, a maximum of two residential buildings with a total combined maximum of two dwelling units, the smaller of which must not exceed 155m² of gross floor area, is permitted on the following properties:
 - (i) (7911 Stoney Hill Road (PID: 000-152-927) [BL4018]
 - (j) *[reserved for BL4026]*

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) [Repealed. BL4016]
- (f) Kennel
Yard, Front, 30 m (98.43')
Yard, Side, 30 m (98.43')
Yard, Rear, 30 m (98.43') [BL3758]
- (k) Animal Shelter
Yard, Front, 20.0 m (65.62')
Yard, Side, 20.0 m (65.62')
Yard, Rear, 20.0 m (65.62') [BL3927]

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 m² (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 m² (1.98 acres) in area. [BL3758]
- (h) An "Animal Shelter" is a site-specific permitted use on 7550 Bell McKinnon Road exclusively. [BL3927]
- (i) Despite section 52(6)(g), the minimum permitted setback for outdoor animal enclosures (e.g., runs, pens, cages) is 30.0 m (98.43') from residentially zoned properties. [BL3927]