

9.10 RURAL, UPLAND, WATERSHED AND SMALLER ISLAND ZONES

9.10.1 Permitted Uses of Land, Buildings and Structures

- (1) In addition to the *uses* permitted in Subsection 3.1.1 of this Bylaw, the following *principal* and *accessory uses, buildings* and *structures* and no others are permitted in the Rural Zones indicated:

	R	RU1	RU2	RU3	RW1	RW2	Ri
Principal Uses, Buildings and Structures							
<i>Single-family dwellings</i>	♦	♦	♦	♦	♦	♦	♦
Two family dwellings constructed before July 31, 1990	♦	♦					
Dental and medical offices for a maximum of two medical practitioners	♦						
Elementary schools, pre-schools and <i>child day care</i>	♦	♦					
<i>Public</i> health care facilities	♦	♦					
<i>Community halls</i>	♦	♦					
<i>Churches</i> and cemeteries	♦	♦					
Veterinarian clinics and animal hospitals	♦	♦					
Pet boarding <i>services</i> and <i>kennels</i>	♦	♦					
<i>Pounds</i>	♦	♦					
<i>Active outdoor non-commercial</i> recreation, excluding <i>golf courses</i> and activities primarily involving the use of power-driven means of conveyance	♦	♦					
Lighthouse stations							♦
<i>Agriculture</i>	♦	♦	♦	♦	♦	♦	♦
<i>Public service uses</i>	♦	♦	♦	♦			♦
Accessory Uses							
<i>Seasonal cottages</i> subject to Section 3.14	♦	♦		♦			♦
<i>Home-based business use</i> , subject to Section 3.13	♦	♦	♦	♦	♦	♦	♦
<i>Information Note: See Section 3.3.1, which indicates that where land is in the Agricultural Land Reserve, agriculture, farm buildings and farm structures are permitted in a manner similar to the Agriculture 1 zone.</i>							

9.10.2 Size, Siting and Density of Land, Buildings and Structures

BL461 (05/13)

- (1) Subject to Part 4, *buildings* and *structures* in the Rural, Rural Uplands, Rural Watershed and Rural Islet Zones must comply with the following regulations regarding size, siting and density:

	R	RU1	RU2	RU3	RW1	RW2	Ri
Lot Coverage and Floor Area							
Maximum combined <i>lot coverage</i> of all <i>buildings</i> and <i>structures</i> (per cent)	33	33	5	10	33	33	10
Maximum <i>floor area</i> of a <i>building</i> used for a <i>community hall, church, pre-school</i> or <i>day care centre</i> (square metres)	930	930	N/A	N/A	N/A	N/A	N/A
Maximum total <i>floor area</i> of <i>farm buildings</i> and <i>farm structures</i> (square metres)	465	465	465	465	465	465	465
Number of Units and Minimum Site Areas							
Maximum number of <i>dwelling units</i> per 8 ha with the exception of <i>secondary suites</i> , where permitted	N/A	N/A	1	N/A	N/A	N/A	N/A
Maximum number of <i>seasonal cottages</i> per 8 ha	N/A	N/A	1	N/A	N/A	N/A	N/A
Minimum <i>lot area</i> required for a <i>day care centre</i> (ha)	2	2	N/A	N/A	N/A	N/A	N/A
Minimum <i>lot area</i> required for pet boarding facilities, including <i>kennels</i> (ha)	4	4	N/A	N/A	N/A	N/A	N/A
Minimum <i>lot area</i> required for a <i>pound</i> (ha)	2	2	N/A	N/A	N/A	N/A	N/A
Setbacks of Buildings and Structures							
Despite Subsection 4.3.1, the following <i>lot line setbacks</i> apply for the specific <i>zone</i> indicated:							
Minimum <i>Front lot line setback</i> (metres)	*	*	15	*	*	*	*
Minimum <i>Rear lot line setback</i> (metres)	*	*	15	*	*	*	*
Minimum <i>Interior side lot line setback</i> (metres)	*	*	15	*	*	*	*
Minimum <i>Exterior side lot line setback</i> (metres)	*	*	15	*	*	*	*

* indicates provisions of Section 4.3 apply

9.10.3 Subdivision and Servicing Requirements

- (1) The following regulations apply to the *subdivision* of land under the Land Title Act of the Strata Property Act for the zones indicated.

Information Note: For land in the Agricultural Land Reserve, see Subsection 5.1.2

	R	RU1	RU2	RU3	RW1	RW2	Ri
Minimum Lot Areas and Servicing Requirements							
Minimum water service required for subdivision:							
Adequate supply of <i>potable</i> water	◆	◆	◆	◆	◆	◆	◆
Minimum sewage service required for subdivision:							
Individual on-site sewage treatment system per <i>lot</i>	◆	◆	◆	◆	◆	◆	◆
Minimum average area of <i>lots</i> in a <i>subdivision</i> (ha)	2	8	32	2.8	4	12	2
Minimum area of an individual lot that may be created through <i>subdivision</i> , provided there is an individual on-site sewage treatment system per <i>lot</i> and an adequate supply of <i>potable</i> water (ha)	0.6	0.6	32	2	4	12	0.6
Minimum area of an individual lot that may be created through <i>subdivision</i> where there is an individual on-site sewage treatment system per <i>lot</i> and a <i>community water system</i> (ha)	0.4	0.6	32	2	4	12	0.4
Minimum area of an individual lot that may be created through <i>subdivision</i> where there is a <i>community sewage collection system</i> and a <i>community water system</i> (ha)	0.4	0.6	32	2	4	12	0.4

9.10.4 Exceptions in Particular Locations

- (1) On those lands in Rural, Rural Uplands, and Rural Watershed zones that are identified on Schedule “A” by a letter in brackets, the following additional regulations apply:

Zone Variation – R(a)

- (2) The following additional *use* is permitted:
 (a) Construction and repair of boats.

Zone Variation – R(b)

- (3) The following additional *use* is permitted:
 (a) Despite Subsection 3.14.6, a *seasonal cottage* may be used for permanent *residential* occupancy.

BL369 (02/02)

Zone Variation – R(c)

- (4) The minimum average area of *lots* that may be created by *subdivision* is 1.2 ha.

BL369 (02/02)
BL374 (08/02)

Zone Variation – R(d)

- (5) The maximum number of *lots* permitted within the entire area zoned R(d) shall not exceed 1.

BL374 (08/02)
BL379 (10/02)

Zone Variation – R(e)

- (6) (a) In addition to the maximum number of *lots* permitted within the entire area zoned R(e), a further 15 *lots* are permitted pursuant to a transfer of density from Lots 30 and 31, North Salt Spring Island, Cowichan District.
- (b) Notwithstanding the minimum *lot area* set out in subsection 3.14.1, a *seasonal cottage* shall be permitted on not more than 60% of the *lots* within a bareland strata *subdivision* if the total land area of the strata corporation minus the strata road area when divided by the total number of *residential lots* exceeds 1.2 hectares. The bare land *strata lots* upon which a *seasonal cottage* is permitted shall be those *lots* with the largest *lot area*.

BL387 (02/04)

Zone Variation – R(g)

- (7) The following additional *uses* are permitted:
- (a) private yacht *club* outstation facilities not to exceed a total *floor area* of 26 square metres;
- (b) *outdoor passive recreation* and parking *accessory* to a private yacht *club* outstation *use*.

BL399 (09/05)

Zone Variation – R(h)

- (8) The maximum number of *lots* permitted within the entire area zoned Rural Zone Variation (h) – R(h) shall not exceed three (3) pursuant to a transfer of density from Part of Lot 32, North Salt Spring Island, Cowichan District.

Despite Article 9.10.1(1) and Section 3.14, no *seasonal cottage* may be constructed or occupied on a *lot* within the Rural Zone Variation (h) – R(h) zone that is less than 3.5 ha in area.

BL399 (09/05)

Zone Variation – R(i)

- (9) The maximum number of *lots* permitted within the entire area zoned Rural Zone Variation (i) – R(i) shall not exceed eight (8), pursuant to a transfer of density to Lot 5, Section 39, South Salt Spring Island, Cowichan District, Plan 36388.

BL425 (defeated)

Zone Variation – R(j)

- (10)

Zone Variation – R(k)

BL405 (10/05)

- (11) Despite other regulations of this bylaw, the maximum number of *lots* located within all lands zoned R(k) may not exceed 2.
- (12) Despite Subsection 3.14.6, a maximum of one *seasonal cottage* is permitted within all lands zoned R(k), and the *seasonal cottage* shall be located on the Remainder of Lot 20, Section 85, South Salt Spring Island, Cowichan District, Plan 31795.

BL432 (04/11)

Zone Variation – R(l)

- (13) The maximum number of *lots* permitted within the entire area zoned R(l) shall not exceed 2.
- (14) The minimum area of an individual *lot* that may be created through *subdivision* is 0.6 ha.

BL441 (09/10)

Zone Variation – R(m)

- (15) Despite Section 9.10.1 of this bylaw, the only *principal uses* permitted within lands zoned R(m) are:

- (a) *Affordable housing dwelling units.*
- (b) *One single-family dwelling.*
- (c) *Agriculture.*
- (d) *Public service uses.*

- (16) In addition to the regulations of Section 9.10.2, on lands zoned R(m) the following regulations apply:

- (a) The maximum number of *affordable dwelling units* is 10.
- (b) *Multifamily buildings* shall not contain more than six (6) *affordable housing dwelling units.*
- (c) The maximum number of *dwelling units* per *lot*, including *single-family dwelling, affordable housing dwelling units* and *seasonal cottages* is 10.

- (17) Despite Section 3.13, on lands zoned R(m) *bed and breakfast* operations and boarding houses are not permitted within an *affordable housing dwelling unit* and the repair of automobiles, including auto body repair and repair of internal combustion engines used in motor vehicles, are not permitted.

BL381 (08/03)

BL405 (10/05)

Zone Variation – R(z)

- (18) Notwithstanding other regulations of this bylaw, the maximum number of *lots* located within all lands zoned F1(z), F2(z), F1(a)(z), R(z) and RU1(z) may not exceed 72.

Zone Variation – RU1(a)

- (19) The following additional *use* is permitted:

- (a) Plant nursery.

- (20) The minimum average area of *lots* that may be created through *subdivision* is 16 ha.

- (21) The minimum area of any individual *lot* that may be created through *subdivision* is 2 ha, provided an individual on-site sewage treatment system is provided.

Zone Variation – RU1(b):

- (22) The following additional *uses, buildings* and *structures* are permitted:

- (a) Religious retreat, including reception and retreat centres.
- (b) Meditation halls and meditation *cabins.*
- (c) *Farm buildings* and *structures.*

- (23) The following *use* is not permitted:
(a) *Intensive agriculture.*
- (24) The following regulations regarding size, siting and density apply:
(a) There are to be no more than 2 retreat centres, 1 meditation hall, 6 meditation *cabins* and 1 reception centre per 65 ha.
(b) No *building* or *structure* may be located within 20 metres of any *front, rear, interior side* or *exterior side lot lines.*
- (25) The minimum area of an individual *lot* that may be created through *subdivision* is 32 ha.

Zone Variation – RU1(c)

- (26) The minimum area of an individual *lot* that may be created through *subdivision* is 3.5 ha, if the minimum average area of all *lots* in the *subdivision* is 5 ha.

Zone Variation – RU1(d)

- (27) The following additional *use* is permitted:
(a) Telecommunication facilities serving the general region.

Information Note: Most zones allow telecommunications facilities, but only those that serve the island on which they are located. Facilities in this zone serve the entire region.

BL374 (08/02)

Zone Variation – RU1(e)

- (28) The maximum number of *lots* permitted within the entire area zoned RU1(e) shall not exceed 1.

BL381 (10/03)
BL405 (10/05)

Zone Variation – RU1(z)

- (29) Notwithstanding other regulations of this bylaw, the maximum number of *lots* located within all lands zoned F1(z), F2(z), F1(a)(z), R(z) and RU1(z) may not exceed 72.

Zone Variation – RW1(a)

- (30) The following additional *uses, buildings* and *structures* are permitted:
(a) Native wildlife recovery centre, including *accessory buildings* to a maximum *floor area* of 560 square metres.