

38. ZONE REGULATIONS

(1) Agriculture: A-1 *[Bylaw 1650] [Bylaw 1667][Bylaw 1810]*

Permitted Uses

Agriculture
Agricultural processing centre
Aquaculture
Bed and Breakfast - 3 bedroom maximum
Equestrian or riding stable
Greenhouse
Home Occupation
Residential Single Family
Secondary Suite
Tree Nursery

Siting of Residential Buildings and Structures

Front Yard	minimum of	7.5 m
Rear Yard	minimum of	7.5 m
Side Yard Interior	minimum of	1.5 m, one side
Side Yard Interior	minimum of	4.5 m, total two sides
Side Yard Exterior	minimum of	6.0 m
Accessory Separation	minimum of	3.0 m from principal building

Siting of Agricultural Buildings and Structures

Front Yard	minimum of	7.5 m
Rear Yard	minimum of	1.5 m
Side Yard	minimum of	1.5 m
Side Yard Exterior	minimum of	6.0 m

Height of Buildings and Structures

Agricultural use	maximum of	13.0 m
Other uses	maximum of	8.0 m

Lot Size Requirements for Subdivision

Lot Area	minimum of	4.0 ha.
Lot Frontage	minimum of	10% of lot perimeter

Other Regulations

- (1) Despite the minimum lot area requirement in the A-1 zone, the A-1 zoned portion of Lot 28, Block E, Section 13, Range 1 West, South Saanich District, Plan 1314 Except that Part included within the boundaries of Plan 31385, PID 003-595-412 (1231 Greig

Avenue) may be subdivided from the portion of Lot 28 lying to the south of Benvenuto Avenue. [Bylaw 1794]

- (2) In addition to the permitted uses in the A-1 zone, on land legally described as Strata Lot 2, Strata Plan VIS3427, Section 14, Range 3 East, South Saanich District, parking is permitted to serve permitted uses located on the northern portion of the same parcel zoned I-1 Light Industrial, and such parking is exempted from the surfacing provisions of Section 42(5).
- (3) Despite the minimum lot size requirement in the A-1 zone, the minimum lot size requirements for subdivision for Lots 29 and 30, Block E, Section 13, Range 1 West, South Saanich District, Plan 1314, are 0.7ha and 1.0ha respectively.
- (4) *General Conditions for Temporary Farm Camping Uses*
 - (a) Farm Camping Use may be permitted on lots with an area of 0.8ha or more located in the provincially-designated Agricultural Land Reserve.
 - (b) Farm Camping may comprise the use of land for up to ten tent camping sites occupying in total not more than 2% of the area of the lot, and for this purpose the area of every tent camping site is deemed to be 48 square metres.
 - (c) The combined total number of Bed and Breakfast bedrooms and Farm Camping tent sites shall not exceed ten on any lot.
 - (d) The minimum setbacks for any farm camping use, including tent camp sites, sanitation facilities, and parking, shall be:

From public highway	10m
Side yard	10m
Side yard abutting residential zone	15m
Rear yard	10m
Rear yard abutting residential zone	15m
 - (e) Only one tent is allowed per tent camping site. No other structures or site alterations, including removable ground level decks or landings, are permitted.
 - (f) No vehicle shall be used for overnight accommodation.
 - (g) Any parking area provided for farm camping use shall only be surfaced with permeable material.
 - (h) All roads within the farm camping site shall be designed to allow for safe traffic flow at all times and be adequate to provide for the utilization of emergency vehicles. Such roads shall only be surfaced with permeable material. No parking on roadways is permitted at any time.

- (i) No tent camping site shall be connected to any utilities.
- (j) Disposal of grey water and sewage on the ground is prohibited, and must be contained and disposed of through proper wastewater disposal and solid waste disposal facilities in accordance with provincial *Health Act* requirements including the Sewerage System Regulation and the Sewerage System Standard Practice Manual.
- (k) Every tent camping site shall be located within 120m of a source of potable water.
- (l) All refuse and garbage is to be placed in receptacles provided for that purpose.
- (m) The washing of vehicles is prohibited.
- (n) Fire pits are not permitted. Propane or other non-wood burning portable barbeques are permitted for cooking purposes.
- (o) Each tent camping site may be provided with one picnic table for the use by the occupants of that tent camping site.
- (p) The provision of a grassed play area for children is permitted. Other communal facilities, except those for personal sanitation such as bathrooms and showers, are not permitted including but not limited to: recreational buildings, unenclosed pavilions or gazebos, laundry rooms, and swimming pools.
- (q) Any exterior lighting shall:
 - (i) be designed so as to illuminate sanitation facilities and exterior areas only, at levels necessary to ensure safety and security of persons and property;
 - (ii) not be directly visible from public roads and residences on adjacent properties; and
 - (iii) be shielded and directed toward the ground.

(5) *General Conditions for Non-Farm Uses (Bylaw 1810)*

- (a) Non-Farm Uses may be permitted by Temporary Use Permit on lots of at least 0.8ha located in the Agricultural Land Reserve.
- (b) A legitimate farm operation must exist on the lot.
- (c) The Non-Farm Use must support and/or diversify the farm operation.
- (d) The Non-Farm Use must not limit or have a negative impact on the farm

operation or the land.

- (e) The Non-Farm Use must not negatively impact other farms or neighbouring properties.
- (f) The owner of land in respect of which a Temporary Use Permit for Non-Farm Uses has been issued may put the land in question to the use described in the temporary use permit until
 - (i) such time as the principal use of the lot ceases to be agriculture, or
 - (ii) the date that the temporary use permit expires, or
 - (ii) 3 years after the temporary use permit was issued, whichever occurs first.
- (g) A Temporary Use Permit shall not be issued to permit the sale of agricultural compost.

NOTE: *Agriculture: A-2 zone deleted – see “Central Saanich Land Use Bylaw Amendment Bylaw No. 1650, 2009” adopted January 11, 2010*