

6. Minimum Parcel Size

The minimum parcel size in the RR-2 Zone is 2 hectares for all lands except those located within Blocks 156, 201, 361 and 791 of the Malahat District (commonly known as Goldstream Heights).

10.3 RR-3 RURAL RESIDENTIAL 3 ZONE

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the RR-3 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the RR-3 Zone:

- a. Single-family dwelling;
- b. Horticulture;

The following accessory uses are permitted in conjunction with a single-family dwelling in the RR-3 Zone:

- c. Accessory dwelling unit or secondary suite;
- d. Bed and breakfast accommodation;
- e. Farm gate sales;
- f. Home-based business;
- g. Limited agriculture subject to Sections 4.14 and 10.3.6;
- h. Unlicensed daycare and group daycare.

2. Parcel Coverage

The parcel coverage in the RR-3 Zone shall not exceed 20 percent of parcel area, or 500 m², whichever is less, for all buildings and structures.

3. Building Height

The height of buildings and structures in the RR-3 Zone shall not exceed:

- a. 10 metres for a principal building and structure;
- b. 7.5 metres for an accessory building and structure.

4. Setbacks

The following minimum setbacks for buildings and structures apply in the RR-3 Zone:

| Type of Parcel Line | Principal Uses | Residential Accessory Uses | Limited Agricultural Uses |
|---|----------------|-----------------------------------|---------------------------|
| Front | 7.5 metres | 7.5 metres | 15 metres |
| Interior Side | 3 metres | 3 metres; 1 metre if in rear yard | 15 metres |
| Exterior Side | 4.5 metres | 4.5 metres | 15 metres |
| Rear | 4.5 metres | 4.5 metres | 15 metres |
| Adjoining an Agricultural Resource 1 Zone | 15 metres | 15 metres | 4.5 metres |

5. Minimum Parcel Size

The minimum parcel size in the RR-3 Zone is:

- a. 1 hectare for parcels not serviced by a community water system;
- b. 4000 m² for parcels that are serviced by a community water system.

6. Special Use Regulation for Limited Agriculture

Notwithstanding that limited agriculture is an accessory use to a single family dwelling, where a parcel without a single family dwelling on it in the RR-3 Zone shares a parcel line with another parcel in any zone upon which the owner of both parcels resides, limited agricultural uses are permitted on the RR-3 parcel without a single family dwelling.

10.4 RR-3A RURAL RESIDENTIAL 3A ZONE

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the RR-3A Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the RR-3A Zone:

- a. Single-family dwelling;
- b. Horticulture;

The following accessory uses are permitted in conjunction with a single-family dwelling in the RR-3A Zone:

- c. Accessory dwelling unit or secondary suite;
- d. Bed and breakfast accommodation;
- e. Farm gate sales;
- f. Home-based business;
- g. Limited agriculture, subject to Sections 4.14 and 10.4.7;
- h. Unlicensed daycare and group daycare.

2. Parcel Coverage

The parcel coverage in the RR-3A Zone shall not exceed 20 percent of parcel area, or 500 m², whichever is less, for all buildings and structures.

3. Building Height

The height of buildings and structures in the RR-3A Zone shall not exceed:

- a. 10 metres for a principal building and structure;
- b. 7.5 metres for an accessory building and structure.

4. Setbacks

The following minimum setbacks for buildings and structures apply in the RR-3A Zone:

| Type of Parcel Line | Principal Uses | Residential Accessory Uses | Limited Agricultural Uses |
|---------------------|----------------|-----------------------------------|---------------------------|
| Front | 7.5 metres | 7.5 metres | 15 metres |
| Interior Side | 3 metres | 3 metres; 1 metre if in rear yard | 15 metres |