

7.3C RR-2 RURAL RESIDENTIAL 2 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-2 Zone:

(a) Permitted Uses

The following principal uses and no others are permitted in the RR-2 Zone:

- (1) Agriculture;
- (2) Horticulture;
- (3) Single detached dwelling;

The following accessory uses are permitted in the RR-2 Zone:

- (4) Attached suite or detached suite;
- (5) Bed and breakfast accommodation;
- (6) Farm gate sales;
- (7) Home-based business;
- (8) Daycare.

(b) Parcel Coverage

The parcel coverage in the RR-2 Zone shall not exceed 20 percent of parcel area, or 500 m², whichever is less, for all buildings and structures.

(c) Building Height

The height of buildings and structures in the RR-2 Zone shall not exceed:

- (1) 10 metres for a principal building and structure;
- (2) 7.5 metres for an accessory building and structure.

(d) Setbacks

The following minimum setbacks for buildings and structures apply in the RR-2 Zone:

Type of Parcel Line	Residential and Accessory Uses	Agricultural Use
Front parcel line	7.5 metres	15 metres
Interior side parcel line	3 metres	15 metres
Exterior side parcel line	4.5 metres	15 metres
Rear parcel line	4.5 metres	15 metres
Parcel line adjoining the Agricultural Resource 1 Zone	15 metres	7.5 metres

(e) Minimum Lake and Ocean Frontage Requirement

No parcel being created by subdivision in the RR-2 Zone that fronts on a lake or the ocean shall have a total water frontage along the waterfront of less than 50 metres or 15% of total lot perimeter, whichever is greater.

(f) 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), which are all subject instead to the minimum parcel size and amenity provisions under Section 7.3C(g) below.~~

(g) Minimum Parcel Size and Amenity Requirement for Goldstream Heights

~~For any parcels of land in the RR-2 Zone that are located within Blocks 156, 201, 361 and 791 of the Malahat District (commonly known as Goldstream Heights), the following provisions apply:~~

- ~~(1) The minimum parcel size is 4 hectares.~~
- ~~(2) Despite Section 7.3C(g)(1) above, the minimum parcel size may be decreased to 2 hectares, only if the conditions in Sections 7.3C(c) through 7.3C(d) are met:~~
- ~~(3) In respect of any parcel created that is less than 4 hectares in area, a cash amenity contribution of \$10,000 per new parcel created shall be made, at the sole choice of the Board of the Cowichan Valley Regional District, in any proportion that the CVRD deems to be appropriate, to either of the following public amenities: Community Parks Capital Reserve Fund (Area B - Shawnigan Lake), or Shawnigan Lake Recreation Specified Area Capital Projects Reserve Fund, prior to the registration of the new parcel(s).~~
- ~~(4) In the event that the Community Parks Capital Reserve Fund (Area B - Shawnigan Lake) is chosen in whole or in part as the designated amenity under 7.3C(g)(3), no such contribution shall be considered to have discharged in whole or in part the requirements for park dedication under Section 941 of the *Local Government Act*.~~