Public Hearing
Information Package

Monday, December 15, 2025, at 6:00 P.M.
Council Chambers
4450 Happy Valley Road, Victoria, BC, V9C 3Z3

Metchosin Official Community Plan Amendment Bylaw No. 712, 2025
Metchosin Land Use Amendment Bylaw No. 713, 2025

Proposed Bylaw:	*Metchosin Official Community Plan Amendment Bylaw No. 712, 2025*
OCP Amendment:	The general purpose of Official Community Plan Amendment Bylaw No. 712 is to update the housing-related sections to integrate the District's Housing Needs Report for 20-year housing need and housing policies respecting each Provincial class of housing need. Also, to incorporate housekeeping amendments that update housing policies 3.3.11 and 3.3.12 to be consistent with the Agricultural Land Reserve Use Regulations, update OCP Maps 1, 3, 6 and 7 to reflect current parcel boundaries, update the legal descriptions and map referenced in section 2.15 to align with current parcel boundaries, delete the separate definition of "DISTRICT" and update all references to use "District" to mean the Municipality of the District of Metchosin; and replace outdated references to Provincial statutes, regulations, and sections of the Local Government Act.
Proposed Bylaw:	*Metchosin Land Use Amendment Bylaw No. 713, 2025*
Zoning Amendment:	The general purpose of Land Use Amendment Bylaw No. 713 is to implement housing policies in the OCP to increase housing options. The proposed changes expand the range of permitted housing types, increase accessory dwelling unit sizes on Agricultural Land Reserve parcels larger than 0.8 ha, and allow an additional accessory dwelling unit to align with Agricultural Land Reserve Use Regulations. The amendments also incorporate housekeeping changes that modernize definitions related to housing revisions and replace outdated references to Provincial statutes, regulations, and sections of the Local Government Act.

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Please note that written and verbal submissions will become part of the public record

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- Report and attachments including:
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Please note that written and verbal submissions will become part of the public record

- Housing Capacity Analysis
- Existing Housing Policies and Housing Needs Snapshot (2021 Housing Needs Assessment)
- Draft Community Engagement Strategy

Public Correspondence Received on or before December 3, 2025:

- Dawn Stoll, November 5, 2025
- Anne Richmond, October 5, 2025
- Shannon Carman, October 6, 2025
- Metchosin Housing Initiative Committee (HICS), October 6, 2025
- Larry and Betty Hildreth, October 6, 2025
- Shari Rourke, October 6, 2025

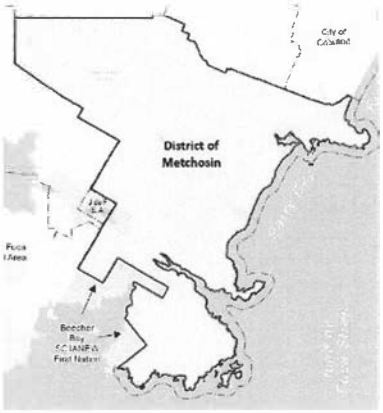
DISTRICT OF METCHOSIN
4450 Happy Valley Road, Victoria, BC V9C 3Z3
tel: 250- 474-3167 fax: 250-474-6298
www.metchosin.ca

NOTICE OF PUBLIC HEARING

The Council of the District of Metchosin hereby gives **NOTICE OF A PUBLIC HEARING** pursuant to the provisions of the *Local Government Act* to be held on **MONDAY, December 15, 2025, commencing at 6:00 pm**, in the Council Chambers at 4450 Happy Valley Road, Metchosin, BC with regard to the following proposed Bylaws:

Bylaws: **Official Community Plan Amendment Bylaw No. 712, 2025**
Land Use Amendment Bylaw No. 713, 2025

Meeting Date and Time: December 15, 2025, at 6:00 p.m.
Meeting Place: Municipal Hall Council Chambers
4450 Happy Valley Road
Metchosin, BC V9C 3Z3



The entire District of Metchosin is the subject of the proposed Bylaws

Amendments are being proposed to Official Community Plan By law No. 258, 1995 and Land Use Bylaw No. 259, 1995 to address legislative housing requirements under Bill 44 – *Housing Statutes (Residential Development) Amendment Act, 2023*.

The general purpose of Official Community Plan Amendment Bylaw No. 712 is to update the housing-related sections to integrate the District's Housing Needs Report for 20-year housing need and housing policies respecting each Provincial class of housing need. Also, to incorporate housekeeping amendments that update housing policies 3.3.11 and 3.3.12 to be consistent with the *Agricultural Land Reserve Use Regulations*, update OCP Maps 1, 3, 6 and 7 to reflect current parcel boundaries, update the legal descriptions and map referenced in section 2.15 to align with current parcel boundaries, delete the separate definition of "DISTRICT" and update all references to use "District" to mean the Municipality of the District of Metchosin; and replace outdated references to Provincial statutes, regulations, and sections of the *Local Government Act*.

The general purpose of Land Use Amendment Bylaw No. 713 is to implement housing policies in the OCP to increase housing options. The proposed changes expand the range of permitted housing types, increase accessory dwelling unit sizes and on Agricultural Land Reserve parcels larger than 0.8 ha, allow an additional accessory dwelling unit to align with *Agricultural Land Reserve Use Regulations*. The amendments also incorporate housekeeping changes that modernize definitions related to housing revisions and replace outdated references to Provincial statutes, regulations, and sections of the *Local Government Act*.

Further Information:
A copy of the staff reports, bylaws, and any relevant background information may be viewed in the "News & Notices" section of the District of Metchosin website www.metchosin.ca or may be viewed at the District of Metchosin Municipal Hall at 4450 Happy Valley Road, Metchosin, BC, by making an appointment via phone (250) 474-3167 or by emailing info@metchosin.ca between the hours of 8:00 am and 4:00 pm, Monday to Friday (excluding statutory holidays) commencing December 3, 2025, to and including December 15, 2025.

Public Input:
All persons who believe their interest in property are affected by the proposed bylaws will be afforded an opportunity to be heard at the Public Hearing on the matters contained in the proposed bylaws. Should you have any concerns or comments you wish to convey to Council, please submit in writing by email to info@metchosin.ca, or submit in person by dropping your submission in the mail slot at the right side of the Municipal Hall entrance, or submit by mail to District of Metchosin Municipal Office, 4450 Happy Valley Road, Victoria, British Columbia, V9C 3Z3 **no later than Monday December 15, 2025 at 4:00 pm**. Please be advised that all submissions to Council will become part of the public record.

Bob Payette
Chief Administrative Officer

DISTRICT OF METCHOSIN

BYLAW NO. 712

A BYLAW TO AMEND THE *METCHOSIN OFFICIAL COMMUNITY PLAN BYLAW NO. 258*
for the purposes of complying with Provincial Housing Legislation under Sections 473(1)(a) and 473.1 of the *Local Government Act* and to make housekeeping amendments.

WHEREAS Sections 473(1)(a) and 473.1 of the *Local Government Act* require that Official Community Plans include policies and statements addressing residential capacity and align with Provincial housing legislation;

AND WHEREAS Council wishes to amend District of Metchosin "Official Community Plan Bylaw No. 258 to ensure compliance with Provincial housing requirements and to undertake the following housekeeping amendments:

1. Updating Maps 1, 3, 6 and 7 to reflect current parcel boundaries,
2. Updating the legal descriptions of lots referenced in section 2.15 Centre Mountain Development Permit Area to align with the updated parcel boundaries shown on Map 6,
3. Standardizing defined terms by deleting the separate definition of "DISTRICT" and updating all references to use "District" to mean the Municipality of the District of Metchosin; and
4. Replacing outdated references to Provincial statutes, regulations, and sections of the *Local Government Act*.

THEREFORE, BE IT RESOLVED that the Council of the District of Metchosin, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "*Metchosin Official Community Plan Amendment Bylaw No. 712, 2025"*.

2. *Metchosin Official Community Plan Bylaw No. 712, 2025* is hereby amended by:

2.1 In TABLE OF CONTENTS, deleting section 1.5 and replacing it with a new section 1.5 as follows:

" 1.5 METCHOSIN POPULATION AND DEMOGRAPHICS
1.5.1 2024 Interim Housing Needs Report
1.5.2 Historical Growth and Future Outlook
1.5.3 Review of the Vacant and Potentially Subdividable Lots."

2.2 In TABLE OF CONTENTS, adding section "13.7 INTEGRATING HOUSING NEEDS."

2.3 Deleting LISTS OF TABLES AND GRAPHS in its entirety, and replacing it with a new LISTS OF TABLES AND FIGURES as follows:

"LISTS OF TABLES AND FIGURES

Figure 1 - Historic population for Metchosin, 1986-2021
Table A – 2024 Interim Housing Needs Report – anticipated 5- and 20-year housing need
Table 1- Newly Constructed Dwelling Units 2011-2024
Table 2 – Potential Lots through Residential Subdivision
Table 3 - Agricultural Land Reserve

Table 4 - Road Classification."

2.4 Deleting PART 1 – BACKGROUND AND PLAN MAP in its entirety and replacing with the text as set out in Schedule A of this bylaw;

2.5 Deleting PART 6 – RESIDENTIAL text in its entirety and replacing them with the text as set out in Schedule B of this bylaw;

2.6 In PART 3 - AGRICULTURE, by deleting 3.3.11 and 3.3.12 Policy text and replacing it with the following text:

"3.3.11 The maximum density shall not exceed one principal dwelling unit per lot.

3.3.12 Accessory dwelling units on agricultural land are supported only where permitted by the Land Use Bylaw, the *Agricultural Land Commission Act* and the *Agricultural Land Reserve Use Regulation*."

2.7 In PART 13 – IMPLEMENTATION, by adding a new section 13.7 as follows:

"**13.7 INTEGRATING HOUSING NEEDS**

Under the *Local Government Act,* municipalities in British Columbia are required to review and, if necessary, update their Official Community Plans (OCP) at least every five years to ensure alignment with the most recent Housing Needs Report. The intent of this requirement is to ensure that local governments proactively plan for current and anticipated housing needs using a consistent provincial methodology. While an OCP does not directly build housing, it plays a foundational role in enabling the types and forms of housing that communities need. Regular updates help ensure that housing-related policies remain relevant, targeted, and capable of facilitating the delivery of diverse and affordable housing over time.

- The next full Housing Needs Report is required to be completed by December 31, 2028, following the 2026 Census.
- The next Official Community Plan and Ladn Use Bylaw reviews must be completed by December 31, 2030, within two years following the full Housing Needs report."

2.8 By replacing Map 1 – Location Map with the map shown in Schedule C of this bylaw.

2.9 By replacing Map 3 – Plan Map with the map shown in Schedule D of this bylaw.

2.10 By replacing Map 6 – Development Permit Areas with the map shown in Schedule E of this bylaw.

2.11 By replacing Map 7 – Agricultural Land Reserve & Private Managed Forest with the map shown in Schedule F of this bylaw.

READ a FIRST time this	24th	day of	November	2025.
Amended this	24th	day of	November	2025.
READ a SECOND time as amended this	24th	day of	November	2025.
PUBLIC HEARING held this		day of		2025.
READ a THIRD time this		day of		2025.
ADOPTED this		day of		2025.

_____ _____

Mayor Corporate Officer

SCHEDULE A

PART 1 - BACKGROUND AND PLAN MAP

1.1 LOCATION AND REGIONAL CONTEXT

Metchosin is a rural community of 5,067 persons (2021 Census), located approximately 16 kilometres (10 miles) southwest of downtown Victoria. The District is situated on the traditional territory of the Sc'ianew (Beecher Bay), T'Sou-ke First Nations and Songhees Nation and is bounded by the City of Colwood, the District of Langford, the District of Sooke, the Juan de Fuca Electoral Area, Sc'ianew (Beecher Bay) and the Strait of Juan de Fuca. See Location Map 1.

From a regional perspective, Metchosin has several significant functions. It contains much of the productive agricultural land within the Capital Regional District which provides food for the local market. It is the location of major institutions including substantial Department of National Defence holdings, a penal institution and an international college. It provides opportunity for rural living on large residential lots and on hobby farms. The unique and diverse natural environment with its strong marine orientation provides significant regional recreational opportunity. The community contains a number of regional scale parks, golf courses, a marina and a resort. The Plan should recognize these important regional functions and make provision for them.

The 1986 Metchosin Official Community Plan contained a separate set of Regional Plan Policies which were transferred from the 1974 Capital Regional District plans for the Electoral Area of Metchosin. The summary of the Regional Plan Policies section stated that the role of the Official Community Plan was to provide for the maintenance and preservation of a low density rural-agricultural community, adjacent to a major urban community. Emphasis was placed on the maintenance of an agricultural economy, the upgrading of regional parks and open spaces and the provision of residential development on moderate to large sized parcels. In this document, the Regional Plan Policies have been incorporated into the appropriate sections instead of remaining as a duplicate and distinct set of policies.

1.2 AREA COVERED BY THE PLAN AND THE METCHOSIN PLAN MAP

The Area Covered by the Plan, Map 2, shows all lands situated within the boundaries of the District of Metchosin. It encompasses 7040 hectares (17,396 acres) of land, and 937 hectares (2,314 acres) of foreshore and land covered by water. Included on the Plan Map 3, are islands of significant size such as Church Island, Swordfish Island, Race Rocks Ecological Reserve, Great Race Rocks and Haystock Islands.

Plan Map 3 shows the inter-relationship of the various land use designations or categories contained in the Plan.

The Plan does not regulate major holdings of the Federal and Provincial Governments, (such as the Department of National Defence lands) or control intertidal lands or Provincial Crown lands. While senior governments are not subject to Municipal control, the prominence of these holdings within the community requires that Plan policies relate to the functions and activities associated with them.

1.3 PURPOSE OF THE PLAN

Planning is the process of determining the community vision or future for itself within the social, political, economic and physical resources available and then, coming to a consensus on the means of achieving that future.

This document represents the stage in the planning process that has been reached to date. It is a comprehensive document dealing with the entire range of public and private land uses, the many community and private services, and the legal mechanisms available to the municipality. Generally, an Official Community Plan consists of written goals and objectives describing the desired vision or future, policies for its attainment, and a graphic display using a series of maps. Goals are long-range statements of the ideals sought by a community, objectives are intermediate steps in working toward a goal, and policies are the means for achieving an objective.

A Plan is a useful document, when it is based on consensus, and provides a coordinated action strategy so that public and private interests may undertake projects and make decisions with a common understanding. By establishing where and at what densities the future population will live, and the rate at which the community can be expected to grow, a plan serves as a working frame of reference for governmental officials and administrators. In addition, plan policies and the recommended methods and standards for implementation of these policies allow public facilities such as schools, parks and roads to be anticipated. A program for capital expenditures and land acquisition can then be prepared so that services will be available when and where they are needed.

Plan policies also serve property owners and developers as a means of evaluating their individual decisions. They are given some assurance by the Plan that once they invest in land, there will be reasonable continuity of land policies, thereby protecting their interests. A Plan should also guide the various private and public utilities responsible for providing services. Demands for such things as electricity and communications can be anticipated and facilities planned.

Planning is a process and the Community Plan for Metchosin is not a static document. Rather, it is a document requiring periodic review as conditions and needs change. The Plan should be reviewed and updated at intervals of not more than 5 years. It is essential that the Plan be adaptable, but this must not permit piece-meal amendments which disregard the spirit of the original effort. Any amendments must carefully consider the potential impacts on the entire community and must involve individual citizens, public and private groups and other governments.

1.4 INTERPRETATION OF THE PLAN

1.4.1 Any action which may change the intent of the Plan and the Plan Map 3 will require an amendment to the Plan.

1.4.2 Regulatory bylaws implementing this Plan may specify development criteria such as parcel size and density of development which are more restrictive.

1.4.3 Opportunity shall be provided for extensive public discussion prior to any amendments being made to the Plan.

1.4.4 The Plan establishes policies for the next twenty (20) years referred to as "the Plan Period".

1.4.5 The Plan shall be reviewed from time to time and an evaluation should be undertaken every five (5) years from the date of adoption.

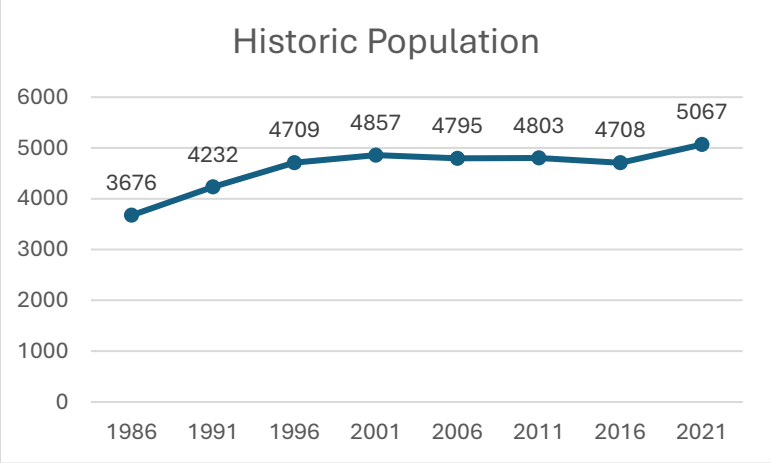
1.4.6 It is not implied that lands designated for potential park or public open space are free and open to the public or will necessarily be purchased by the District of Metchosin or any other public agency.

1.4.7 It is not implied that lands designated for potential road network will necessarily be developed by the District of Metchosin or any public agency.

1.5 METCHOSIN POPULATION AND DEMOGRAPHICS

According to the 2021 Census, the District of Metchosin had an estimated population of 5,067 with an average age of 50.8. Between 2016 and 2021, the District grew by 7.6%, adding 359 new residents (see Figure 1). Metchosin is experiencing an aging population with seniors age cohort (65+) comprising 26% of the population, the largest age group in Metchosin, followed by pre-seniors aged 55 to 64 (18.5% of the population). In both the 2016 and 2021 Census periods, Metchosin reported an average household size of 2.5 persons, slightly larger than the Capital Regional District average of 2.2. Due to Metchosin's rural character, this average is not expected to increase significantly over the 20-year planning horizon to 2041.

Figure 1: Historic population for Metchosin, 1986-2021



Source: Statistics Canada Census Program, Census Profiles 1986, 1991, 1996, 2001, 2011, 2016, 2021

There was a total of 1,855 dwelling units within Metchosin at the time of the 2021 Census. 82% were owned and 18% were rented. Renter households have increased, growing from 245 in 2006 (14% of all households) to 330 in 2021 (18%). The predominant housing type is single-detached dwellings, which make up 77.9% of all occupied private dwellings in 2021.

1.5.1 Interim Housing Needs Report

The District's interim Housing Needs Report (2024) projects an anticipated five-year housing need (starting in 2021), of 285 units, and a 20-year housing need of 852 units (see Table A). The projections rely on a standardized Provincial formula, which may not align with local trends or constraints. The methodology prescribed by the Province estimates the number of additional dwelling units that would be needed to meet anticipated growth, suppressed household formation, housing vacancy rate, the demand buffer, etc. These projections are not forecasts of population and they do not guarantee that 852 new units will be needed (or built).The projections are intended to identify anticipated housing needs over a period of at least 20 years and to form the basis for including statements and map designations for the area covered by the plan respecting the approximate location, amount, type and density of residential development required to meet anticipated housing needs.

Table A: 2024 Interim Housing Needs Report – anticipated 5 and 20 year housing need

Metchosin DM (CSD, BC)		
Component	**5 Year Need**	**20 Year Need**
A. Extreme Core Housing Need	10.06	40.25
B. Persons Experiencing Homelessness	11.85	23.70
C. Suppressed Household Formation	27.15	108.61
D. Anticipated Growth	175.57	436.95
E. Rental Vacancy Rate Adjustment	1.38	5.52
F. Additional Local Demand	59.31	237.25
Total New Units – 5 years	**285**	
Total New Units – 20 years		**852**

1.5.2 Historical Growth and Future Outlook

Historical Growth

From the mid-1800s when Metchosin was first settled until more recently, residential development has been limited primarily to housing for families involved in farming. These residences were on moderate to large holdings of the more productive farmland generally extending between Witty's Lagoon and Weir Beach.

In 1910, and again during the late 1940s, some subdivision into smaller parcels began to occur. Such settlement took place on 0.8 to 2 hectare (2 to 5 acres) parcels of agricultural land and constituted an early version of "hobby farming". The Morland Road subdivision is an example of such development. As well, a limited amount of residential development on 0.2 hectare (less than 1/2 acre) parcels began to occur immediately north of Witty's Lagoon and adjacent to Weir Beach due to the magnificent setting.

In the late 1960s and early 1970s, Metchosin experienced substantial growth in residential development. During this period, approximately four hundred 0.8 hectare (2 acres) lots were created in nine scattered residential concentrations ranging in size from 15 to 115 lots. This took place at a time when zoning permitted a 0.8 hectare (2 acres) minimum lot size and was caused by high land costs and urbanization within the Victoria Area.

From 1976 to 1981, population in Metchosin increased from 2,980 to 3,260. The 1991 Census recorded a population of 4,232, and, in 1993, the population of Metchosin was estimated to be 4,410. Future population growth was projected by the original Metchosin Settlement Plan (1977) to be 5,000 persons in 1996 and approximately 5,500 in 2001. The 1986 Official Community Plan projected a 20-year population of 6,170 by the year 2006, representing an average annual growth rate of approximately 3%. In 1995, the Official Community Plan projected an average annual growth rate of 3.2% between 1993 and 2006, with a projected build-out population of 6,265 by the year 2006. By 2006, the population had only reached 4,795.

Future Outlook

Historical growth rates in Metchosin from 1986 to 2024 show an average annual population growth of 1.0%. If used as a growth projection, this would result in 1,013 additional residents by 2041 (a total population of 6,080).

Between 1995 to 2009, building permit data showed the net number of new dwelling units averaged 14.5 units per year. Between 2016 and 2024, building permit data showed the net number of new dwelling units averaged 7.8 units per year. According to Statistics Canada, the total number of households occupied by usual residents increased from 1,818 in 2016 to 1,855 in 2021. This is an increase of 38 new dwelling units in five years, an average of 7.6 new dwelling units per year. In comparison, the projected 852 new housing units from the interim Housing Needs Report would average 42.6 dwelling units per year.

Table 1 – Newly Constructed Dwelling Units 2011 – 2024

Year	Total
2011	13
2012	7
2013	5
2014	4
2015	7
2016	4
2017	11
2018	9
2019	7
2020	6
2021	9
2022	8
2023	6
2024	3
Total	**99**

The Interim Housing Needs Report (2024) projects that 852 housing units will be needed over the next 20 years. This would be an average of 42.6 dwelling units per year. Three growth scenarios were established to provide a range of potential growth outcomes that may be experienced in the District of Metchosin over the next 20 years, to 2041. The housing needs projection of 852 units was included in the growth scenarios to meet provincial legislation requirements.

Low: The low-growth scenario is based on historical census data for the District of Metchosin from 1986 to 2021, which reflects an average annual growth rate of approximately 1.0%. Applying this rate, the population is projected to reach 6,080 by 2041, an increase of 1,013 residents.

Medium: The medium growth scenario is based on the average annual growth rate of 1.5% for Metchosin between the 2016 and 2021 census periods. Applying this rate, the population is projected to reach approximately 6,587 by 2041, an increase of 1,520 residents.

High: The high-growth scenario utilizes a 2% average annual growth rate. Using a 2% rate, it is projected that Metchosin may grow to 7,094 by 2041, an increase of 2,027 residents over the period 2021 and 2041. If the average household size remains consistent at 2.5 (as reported in the 2021 Census), this high growth projection aligns with the 20-year estimated need for an additional 852 housing units, as identified in Metchosin's 2024 Interim Housing Needs Report.

Considering the current and expected housing demand, and factoring in historical population growth, low growth is the most likely population scenario for Metchosin.

1.5.3 Review of Vacant and Potentially Subdividable Lots

In alignment with Provincial housing legislation, the District of Metchosin has undertaken a high-level review of vacant and potentially subdividable lots under existing residential designations to better understand its capacity to meet future housing needs, as shown in Table 2. This number is derived from looking at which lots have potential – based on area alone (i.e. other subdivision requirements such as frontage, availability of water, etc. were not considered) – to be subdivided, without any need for rezoning. The following provides an indication of what designations could accommodate new lots in the District. Notably, the analysis does not include any lands owned by local, regional, provincial or federal governments, nor does it include lands in the Agricultural Land Reserve.

Table 2 – Potential Lots through Residential Subdivision

Land Use Designation	Number of Existing Lots	Potential New Residential Lots
RU - Rural	266	92
RR1 - Rural Residential 1	562	46
RR2 - Rural Residential 2	279	32
UP - Upland	283	201
Total		**371**

(1) Basic Assumptions:
(i) data is from the 2025 BC Assessment Roll
(ii) does not include land owned by Capital Regional District (CRD), Crown, and the District of Metchosin
(iii) does not include Park land. Although zoning on many parks in the District is residential, residential is not a potential because the lands are dedicated "park" so the minimum lot size for these lands are zero.
(ii) *Does not include land under the Private Managed Forest Land Act*
(iii) *fractional lots have been rounded down*
(iv) *subdivision estimate for 3900 Metchosin Road factored in the minimum lot size requirement of 16 hectares.*
(v) *Agricultural Land Reserve lands were not included as these are subject to approval by the Agricultural Land Commission.*
(vi) *For properties with more than one land use designation (i.e. RU/AG), priority was given to the dominant designation, which is the designation with the largest area on the property.*

As per Table 2, a total of 371 new lots could potentially be created through subdivision. When combined with the number of existing vacant lots in the District (59), this results in a maximum residential build-out capacity of approximately 860 new dwelling units. Metchosin has sufficient capacity to support future population growth over the next 20 years, aligning with Provincial housing legislation.

1.6 GLOSSARY

The following are terms for which many Plan policies require a basic understanding.

Accessory Dwelling Unit means a self-contained dwelling unit located on the same lot as a principal dwelling, which is secondary to the principal dwelling, and includes secondary suites, detached secondary suites, and carriage houses.

Agricultural Land Reserve (ALR) - agricultural land designated as an agricultural land reserve under the BC *Agricultural Land Commission Act.*

Amenities - items that benefit the community and are sought in the course of development approval in accordance with Section 6.8.

Bare Land Strata - a special form of subdivision (see definition of "subdivision") which is subject to approval by the Subdivision Approving Officer under the *Strata Property Act*, in which some of the rights and responsibilities associated with the subdivided land are commonly held and managed by a Strata Corporation representing all of the individual lot owners.

Cash-in-lieu - the acceptance of money by the District in place of parkland dedication required for the approval of subdivisions in accordance with Section 510 of the *Local Government Act,* and its amendments from time to time.

Communal Seniors Housing means a residential use operated by a non-profit or charitable organization, in which a group of senior residents live together in a single, shared building containing private bedrooms, each with access to a bathroom that may be private or shared, and shared common living, dining, and kitchen facilities. The housing provides a domestic style living arrangement for independent seniors, without personal or health care services, and is not a Community Care Facility or other licenced facility

under the *Community Care and Assisted Living Act*. Light services such as meals, housekeeping, and social programming may be provided. An example is an Abbeyfield-style residence model. For the purposes of this Bylaw, Communal Seniors Housing is a distinct use, separate from a dwelling unit, and Community Care Facility.

Conservation Covenant - an agreement between a land owner and a second party (such as a municipality, government agency, land trust or other non-governmental organization) in which the land owner agrees to certain restrictions on the use of the land in order to conserve important natural features. The covenant is registered on the title of the property and runs with the land in perpetuity. Owners are free to sell, lease, or otherwise deal with their property within the bounds of the covenant. Conservation Covenants are permitted and registered under the *Land Title Act*.

Crown Lands - untitled or titled lands owned and administered by the Provincial or Federal governments or their agencies.

Density - in relation to land, a parcel of land or an area, means
(a) the density of use of the land, parcel or area, or
(b) the density of use of any buildings and structures located on the land or parcel, or in the area;

District - refers to the Municipality of the District of Metchosin..

Effective Impervious Area (EIA) means the total area of *Impervious Surface* on a parcel of land, including but not limited to, rooftops, asphalt and concrete parking *lots*, driveways and roads, whose runoff is directly connected to a *watercourse* or a receiving *water body* usually via an overland drainage system (including downspouts that *discharge* directly to gutters or driveways), but excluding those areas which are not directly connected to a *watercourse* or receiving *water body*.

Impervious Surface means any constructed surface that has a runoff coefficient greater than 0.8. Types of *impervious surface* include, but are not limited to rooftops, asphalt and concrete parking lots, driveways, and roads. Gravel surfaces and decks are considered pervious unless they cover *impervious surfaces*, or are constructed and/or compacted to a degree that causes their runoff coefficient to exceed 0.8.

Infrastructure - the "hard" services associated with development; e.g., roads, trailways, storm drains, water, sewer, etc.

Neighbourhood - a place of residence and local services, typically defined by a unique character derived from the history, housing style, physical setting and/or people in that location.

Open Space - lands on which structures for residential, commercial, institutional or industrial use are not located. These lands may be in a "natural" state (e.g., nature parks, reserves, undevelopable lands such as flood plains, beaches and wetlands) or "developed" state (e.g., playing fields, boulevards, squares, plazas, cemeteries). They may also be in the public domain (e.g., municipal, regional or provincial parks, roads, pedestrian networks), or in the private domain (e.g., golf courses, farms, woodlots, etc.).

Parkland Dedication (on subdivision) - under the *Local Government Act*, in some specific circumstances, the District may require land owners to dedicate (give land) up to 5% of a parcel of land for park purposes when they apply for subdivision of that parcel.

Plan – in its singular and unless otherwise stated, means the Official Community Plan of the District of Metchosin.

Proper Functioning Condition (PFC) – a condition in which adequate vegetation, landform or large woody debris is present in relation to *Riparian-wetland Areas* to:

dissipate stream energy associated with high water flows, thereby reducing erosion and improving *water quality*;
filter sediment, capture bedload, and aid *floodplain* development;
improve flood-water retention and ground-water recharge;
develop root masses that stabilize *watercourse* banks against cutting action;
develop diverse ponding and *channel* characteristics to provide habitat and the water depth, duration and temperature necessary for fish production, waterfowl breeding, and other uses; and,
support greater biodiversity.

For the assessment of *Proper Functioning Condition*, the *Qualified Professional* shall use the principles and assessment methods defined in A User Guide to Assessing Proper Functioning Condition (PFC) and the Supporting Science for Lotic Areas TR-1737-15 1998 or A User Guide to Assessing Proper Functioning Condition and the Supporting Science for Lentic Areas TR-1737-16 1999 (USDI, Bureau of Land Management and USDA Forest Service).

Qualified Professional means an applied scientist or technologist, or a team thereof, specializing in a particular applied science or technology including, but not limited to, ecology, agrology, biology, chemistry, engineering, geology or hydrogeology and, (a) who is a registered member in good standing in British Columbia of his or her appropriate professional organization, is acting under that organization's Code of Ethics and is subject to disciplinary action by that organization, and (b) who, through suitable education, experience, accreditation and knowledge, may be reasonably relied on to provide advice only within his or her area of expertise, and (c) who carries sufficient Professional Liability Insurance and General Liability Insurance to defend any recommendations made to the municipality in court and pay the fine if convicted, and (d) who's area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and (e) is acting within that particular area of expertise.

Rain Water Management Plan - a plan incorporating *rain water management facilities* used to reduce pollutants from, detain, retain, and dispose of rain water to best preserve or mimic the natural hydrologic cycle, or to incorporate sustainable design and construction practices by reusing *rain water*, on a *development* site. Public health and safety, aesthetics, maintainability, *capacity* of the existing *infrastructure* and sustainability are important characteristics of a site's *Rain Water Management Plan*.

Redevelopment - development that requires demolition or complete removal of existing structures or impervious surfaces at a site, and replacement with new development, but excludes maintenance activities such as top-layer grinding and re-paving, interior and exterior remodeling projects that do not increase the Impervious Surface area or the building footprint.

Riparian-wetland Areas - lands that are saturated or inundated at a frequency and duration sufficient to produce vegetation typically adapted for life in saturated soil conditions, or physical characteristics reflective of permanent surface or subsurface water influence. Riparian-wetland Areas include, but are not limited to, areas indicated on Map 4.

School District #62 – means Sooke School District #62, the school administrative area that serves the District of Metchosin.

Subdivision - a subdivision as defined under the *Land Title Act and/or the Strata Property Act.*

Subdivision Approving Officer - means an approving officer as appointed by the District Council under Section 77 of the *Land Title Act*.

Water Body - rivers, watercourses, sloughs, drainages including intermittent streams and seeps, and ponds, lakes, wetlands, and coastal waters.

Watercourse - a natural drainage course or source of water, whether usually containing water or not, including a lake, pond, river, stream, creek, spring, ravine, swamp and gulch and also includes a man-made depression with well-defined banks and a bed 0.6 m (2 feet) or more below the surrounding land serving to give direction to a current of water at least 6 months of the year or having a drainage area of .32 square km (0.12 square miles), any of which may be enclosed or in a conduit, but excludes roadside ditches.

Watershed - an area of land defined by its highest elevations from which water, such as rainfall and snowmelt, drains towards a single point. A watershed drains water into a watercourse, which drains into a larger watercourse, river, lake or ocean. Watersheds represent a defined area of land in which ecological structure, functions and processes are tightly intertwined and inextricably connected to human activities and land use.

SCHEDULE B

PART 6 - RESIDENTIAL

6.1 BACKGROUND

The District's Housing Needs Report provides a comprehensive analysis of current and projected housing needs within Metchosin. The report identifies key housing challenges, which includes affordability concerns, challenges finding affordable and suitably sized rental housing, and a need for seniors to age in place, with more supportive housing options. The OCP builds on the findings by establishing objectives and policies to support a diverse range of housing needs.

The following provides a summary of how the OCP meets *Local Government Act* s. 473.1 and *Housing Needs Reports Regulation* s.8(1)(b):

Provincial Requirement	Within this OCP
Statements and map designations for the approximate location, amount, type, and density of residential development needed for at least the next 20 years	Sections 1.5, 1.5.1, 1.5.2, 1.5.3 Section 13.7 Part 6
1) Affordable housing	Part 6 6.2.7, 6.2.8 6.3.2, 6.3.6, 6.3.7, 6.3.10, 6.3.11, 6.3.12
2) Rental housing	Part 6: 6.2.7, 6.2.8 6.3.2, 6.3.6, 6.3.7, 6.3.8, 6.3.10, 6.3.11, 6.3.12
3) Special needs housing	Part 6: 6.2.7, 6.2.8 6.3.2, 6.3.6, 6.3.7, 6.3.8, 6.3.10, 6.3.11, 6.3.12
4) Seniors' housing	Part 6: 6.2.7, 6.2.8 6.3.2, 6.3.6, 6.3.7, 6.3.8, 6.3.10, 6.3.11, 6.3.12
5) Family housing	Part 6: 6.2.7, 6.2.8 6.3.2, 6.3.6, 6.3.7, 6.3.8, 6.3.10, 6.3.11, 6.3.12
6) Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness	Part 6: 6.3.9, 6.3.10
7) Housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit, or other alternative forms of transportation	Part 10: 10.2.2, 10.2.7 10.3.5, 10.3.6, 10.3.7

Metchosin has provided a choice of rural lifestyles (large lots, hobby farming and full-time farming on large holdings) and it is the intent of this Plan to maintain these opportunities as desirable alternatives to urban living.

6.2 OBJECTIVES

6.2.1 To ensure that the type, scale, intensity and rate of residential development maintain the rural and agricultural character of Metchosin, the protection of sensitive environment and preserve the scenic qualities of the community's woodlands, forests, meadows, hill tops and unique landforms.

6.2.2 To provide residential development according to the capability of the land to support different types, scales and densities of development.

6.2.3 To discourage further residential development on agricultural lands and minimize the adverse impacts of existing residential development on agricultural lands.

6.2.4 To intersperse existing concentrations of residential development on small parcels with larger holdings in order to encourage diversity in settlement patterns.

6.2.5 To integrate residential development with the natural variety in terrain, view potential and natural vegetation.

6.2.6 To ensure a scale and form of future development minimizing demand for extensive community services.

6.2.7 To provide opportunity for a range of lifestyles based on a rural agricultural community.

6.2.8 To provide opportunities that support a range of housing needs – including affordable housing, rental housing, housing for families, seniors, and residents with special needs - through a diversity of housing types, size, prices and tenure consistent with maintaining a rural community.

6.2.9 In Upland areas, to increase public access to recreational amenities in ways that do not encroach on residents and private landowners.

6.2.10 To permit residential development only where an adequate quantity and quality of water is demonstrated and where soil conditions are suitable for the satisfactory long-term operation of septic disposal systems.

6.3 GENERAL RESIDENTIAL POLICIES

In all Rural Residential 1, Rural Residential 2, Rural and Upland designations, the following general residential policies shall apply:

6.3.1 The maximum density in residential areas shall not exceed one principal dwelling unit per parcel, subject to the Land Use Bylaw.

6.3.2 Accessory dwelling units are supported where permitted by the Land Use Bylaw.

6.3.3 Development of residential areas may be permitted only when adequate water quantity and quality is proven and soil conditions are suitable for the satisfactory long-term operation of septic disposal systems.

6.3.4 The Subdivision Bylaw should establish a ratio of lot depth to width in order to prevent very long parcels with small road frontages.

6.3.5 Council does not consider it to be in the public interest for parcels smaller than the minimum specified in the Plan to be created by a bare land strata subdivision.

6.3.6 The District encourages a range of affordable and rental housing options to meet the needs of residents in all residential designations, in accordance with the Land Use Bylaw and Building Bylaw, by supporting:

(1) Accessory dwelling units to increase housing diversity and affordability.
(2) The use of manufactured homes as principal dwellings.
(3) Community care facilities tending to 6 or fewer adults within the principal dwelling.
(4) Communal seniors housing to provide options for residents to downsize and age in place.

6.3.7 Home businesses as an accessory use that conforms to the regulations in the Land Use Bylaw, and maintains compatibility with surrounding land uses by minimizing noise, traffic, lighting, and other potential impacts is supported in all residential designations to assist homeowners to supplement household income.

6.3.8 Advocate to Island Health and relevant ministries for increased investment in rural delivery of supportive housing services, including outreach, and home care that allow residents to remain in the community.

6.3.9 Collaborate with the Capital Regional District (CRD), housing agencies, and regional partners to support initiatives that address homelessness and improve access to affordable housing. Participate in regional data collection, community engagement, and strategy development to identify and respond to local housing and poverty-related needs.

6.3.10 Encourage partnerships with housing facilitators that optimize the use of existing housing stock to increase affordable rental options consistent with rural community values.

6.3.11 Regularly update the District's Housing Needs Report in compliance with provincial requirements, while advocating for exemptions or tailored approaches that reflect the unique circumstances of small, rural communities.

6.3.12 Support the creation of a homeowner guide outlining the process, design considerations, and permitting requirements for building or legalizing secondary suites, detached secondary suites and carriage houses in Metchosin.

6.4 RURAL RESIDENTIAL 1:

Definition: Lands designated Rural Residential 1 on Plan Map 3 include lands generally bounded by Metchosin Road, Witty's Lagoon and Albert Head. The use of land designated Rural Residential 1 is to be single-family residential with septic disposal systems.

6.4.1 Subdivision in the Rural Residential 1 designation requires 0.4 hectare (1 acre) where a community water supply is utilized and 0.8 hectare (2 acres) where private wells are utilized to ensure no conflict between water supply and septic disposal systems effluent. For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 0.4 hectare (1 acre) using a community water supply, and 0.8 hectare (2 acres) where private wells are utilized and no lot less than the average lot sizes shall be created by a strata plan.

6.4.2 Bylaws should minimize conflicts between residential and agricultural land uses through the requirement of appropriate buffers.

6.5 RURAL RESIDENTIAL 2:

Definition: Lands designated Rural Residential 2 on Plan Map 3 include existing subdivision concentrations of 0.8 hectare (2 acres) parcels in the vicinity of Glen Forest Way, Pears Road, Morland Road, Arden Road, Mary Hill, Weir Beach and Aquarius Road. Except where permitted by the Land Use Bylaw, land designated Rural Residential 2 is to be single-family residential use with septic disposal systems.

6.5.1 In areas designated Rural Residential 2, existing concentrations of residential development on 0.8 hectare (2 acres) lots should be infilled with similar residential development. It is not intended that the extent of existing 0.8 hectare (2 acres) residential development be substantially expanded. It should retain its present distribution bordering the more productive farmland in the ALR and interspersed with larger Rural holdings.

6.5.2 The minimum parcel size for subdivision in the Rural Residential 2 designation shall be 0.8 hectare (2 acres). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 0.8 hectare (2 acres), and no lot less than the average lot size shall be created by a strata plan.

6.6 RURAL:

Definition: Rural designation on Plan Map 3 refers to land considered most suitable for residential use with individual septic disposal systems and farming on parcels of moderate size. Rural designation reinforces the concept of buffering the existing scattered concentrations of residential development on 2 hectares (4.9 acre) parcels and helps retain the rural, open space atmosphere of the community. Rural designation also provides opportunity for a lifestyle different than that offered in Rural Residential areas.

6.6.1 The minimum parcel size for subdivision in the Rural designation shall be 2 hectares (4.9 acres). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 2 hectares (4.9 acres), and no lot less than the average lot size shall be created by a strata plan.

6.6.2 In addition to residential use of Rural lands, the Land Use Bylaw should permit uses consistent with farming enterprises and home businesses in order to sustain a rural agricultural economy.

6.7 UPLANDS:

Although Metchosin contains a large amount of productive agricultural lowlands, these lowlands are surrounded by large Upland areas with higher elevations ranging up to 380 metres (1,250 feet) in height. They are a fragile and sensitive environment that deserve protection. These Uplands account for approximately 40 % of Metchosin's area. They are visually prominent and are characterized generally by steep slopes, rock outcroppings and thin soil cover. Overall, this landscape is difficult and costly to develop, reflected in the historical pattern of land development. Much of the area is undeveloped and remains in the originally surveyed 40.5 hectare (100 acre) parcels.

Definition: Lands designated as Upland on Plan Map 3 are characterized by steep and variable rocky terrain with slopes generally in excess of 30 %. They are visually prominent land forms due to elevation and topography and, in most cases, do not have access to community services. The use and range of uses of such lands should be based on the capability of the land to support the uses.

6.7.1 The minimum parcel size for subdivision in the Upland designation shall be 4 hectares (9.9 ac res). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 4 hectares (9.9 acres), and no lot less than the average lot size shall be created by a strata plan.

6.7.2 In addition to residential uses, the Land Use Bylaw should permit uses consistent with sustaining a rural agricultural economy such as farming and home businesses.

6.7.3 All future development within the Uplands area shall ensure that residential development in forested Upland areas is designed to ensure an adequate level of fire protection taking into consideration access, location, construction and site planning.

6.7.4 Owners of Upland lots shall be encouraged to use special care to ensure conservation of sensitive habitats.

6.8 AMENITY DEVELOPMENT

The primary benefits to the community of entertaining proposals through the following amenity development provisions include the ability to secure more environmentally sound development patterns while preserving Metchosin's rural nature, minimize adverse impacts of development on existing residents, restrain growth in municipal costs particularly the reduced maintenance cost associated with shorter infrastructure networks, provide amenities in the form of additional recreational assets such as parks and nature preserves which otherwise would not be acquired, and to increase certainty in sustaining neighbourhood population, land use and quality of life.

The principles contained in this section are intended as guidelines and may be modified under exceptional circumstances by amendment of the Plan.

Definition: All lands, excepting those in the Agricultural Land Reserve, may be considered for amendment of the Plan designation and rezoning to the Amenity Designation/Zone for the purpose of subdividing utilizing variable lot sizes provided that no less than 25% of the gross area is dedicated for public amenity purposes and provided that there is no increase in density or number of lots to be created by the subdivision other than that specified in Section 6.8.2(4)(b).

6.8.1 Property Eligibility Criteria:

(1) All property, excepting that which is within the Agricultural Land Reserve, is eligible provided that it is large enough to allow subdivision under the existing zoning.

(2) The land shall have been subject to sound environmental stewardship practices. Where land has been degraded through inappropriate use, exceptional justification for consideration would be required.

(3) There shall be significant value in the amenity lands in terms of environmental and/or recreational and/or sustainable community renewable resource use.

(4) Owners of adjacent properties are encouraged to plan and develop their lands jointly in order to maximize opportunities for environmental and community benefits.

6.8.2 Planning Principles:

(1) Environmental Conservation:

(a) Assessment of environmental, cultural, historical and recreational values shall be the responsibility of the developer. Council may request that specialized studies be undertaken.

(b) The development should adapt to the natural environment without major alteration to it.

(c) Sound engineering practices should be used to control surface runoff, prevent effluent discharge into watercourses and minimize the possibility of an increase in peak flows or decrease in low flows of any creek.

(d) Lands adjacent to roads, trails and parks should remain as naturally vegetated buffer zones so that visibility of the developed portion of lots remains minimal.

(e) Landscape management should be undertaken to preserve viewscapes of particular importance.

(2) Amenity Lands:

(a) Amenity lands, described as significant areas of not less than 25% of the total area of the lands to be developed, shall be dedicated as parkland through registration of the plan of subdivision.

(b) It will be demonstrated that the amenity lands have significance for environmental protection and/or recreation in the form of parks, trails, or playgrounds. The criteria includes the value of the area for protecting biodiversity, preserving larger ecosystems, connection to other reserve areas, existing habitat condition, extension or maintenance of suitable trail networks, public access to viewpoints, maintenance of the viewscape, and public access to park and reserve areas.

(3) Services:

(a) When locating and constructing roads, every effort should be made to preserve the native vegetation and rock outcroppings. Roads should fit within topographical and ecological constraints and access to lands beyond should be secured through alternative routes.

(b) Where available, adequate fire protection infrastructure should be provided by the developer.

(c) Construction of trails should be the financial responsibility of the developer. Trails shall be connected to the regional trail system where possible. Existing trails should be retained, but minor routing changes may be acceptable.

(4) Development Design:

(a) Subdivision layouts should include a variety of lot sizes to provide flexibility in site planning by adjusting to the topography and ecology and to provide areas for public amenity use while maintaining the rural patchwork which characterizes Metchosin. Lots of less than 8,000 m^2 (2 ac) shall not be permitted.

(b) For the purposes of determining the density permitted, a simple mathematical calculation of dividing the lot area by the minimum lot size of the existing zoning shall be used. This method will not take into consideration the area that would normally be required for public roads, trail or park dedications if the land were subdivided under the existing zoning. This will likely result in a small increase in lot yield. However, the simplicity of this method along with the incentive provided to the developer are deemed to be in the community's best interest.

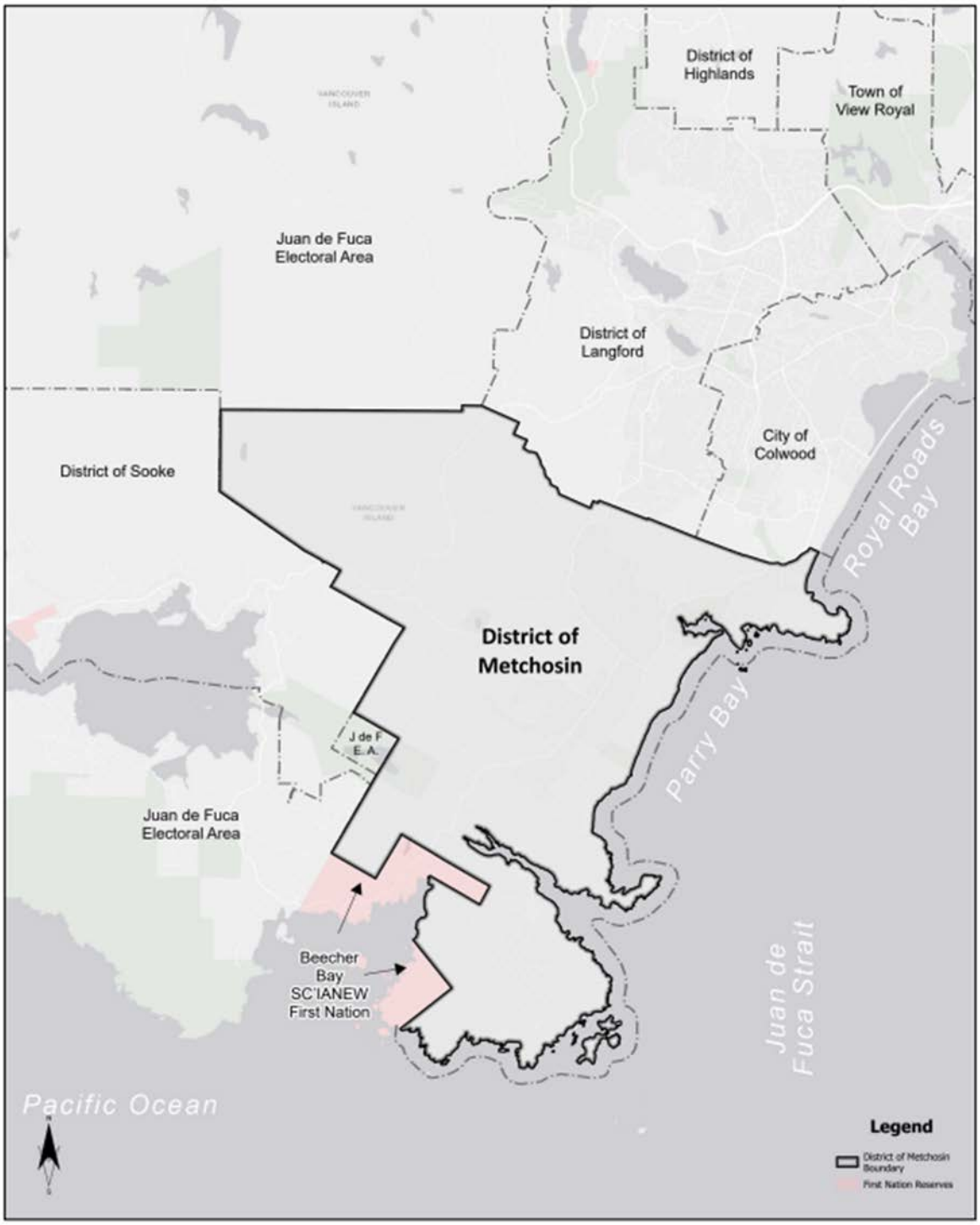
(c) Individual lots could include environmentally protected areas subject to conservation covenants held by the District and/or an established independent trust organization.

(5) Land Use:

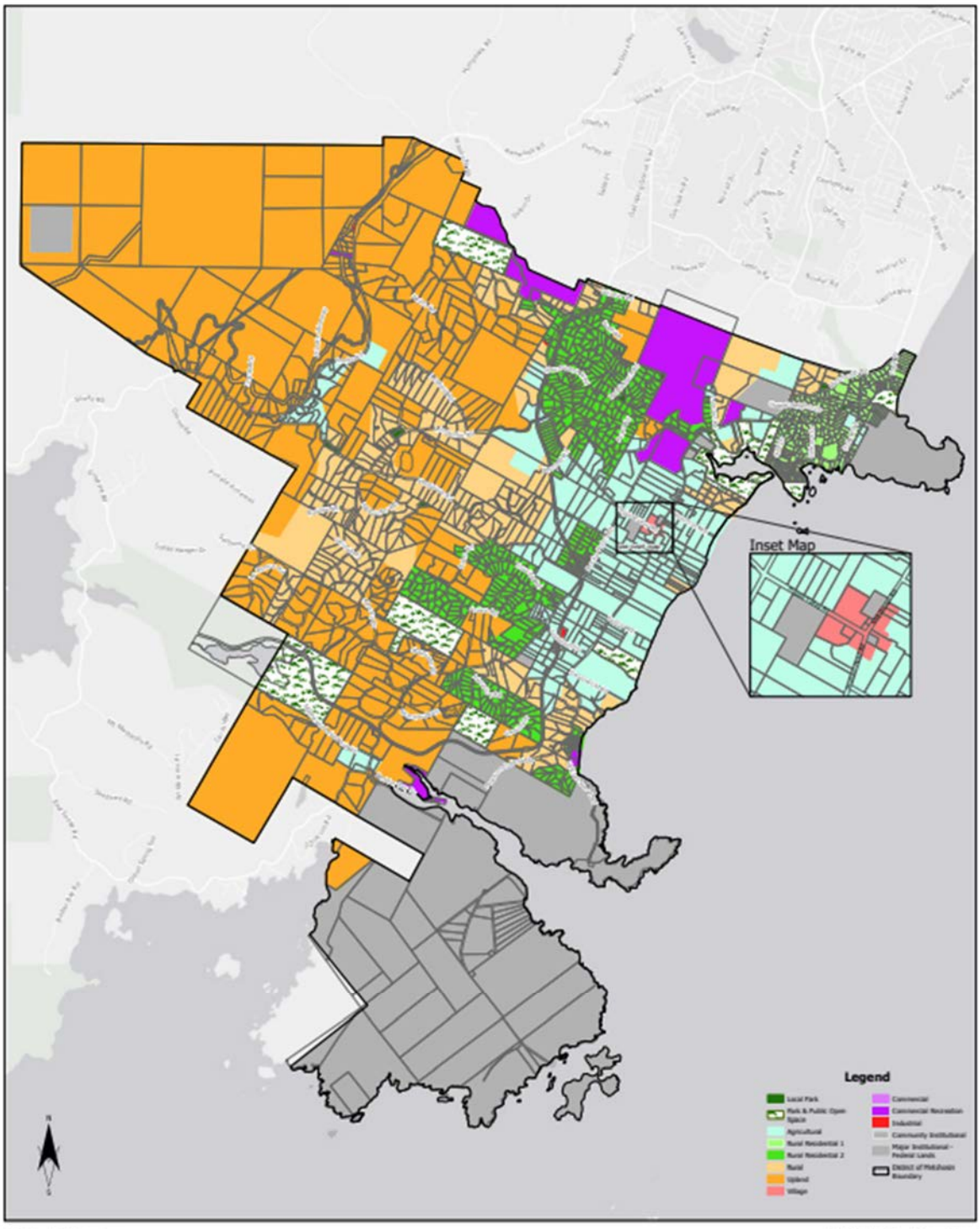
(a) Land uses including home businesses and animal husbandry should usually be restricted to those uses appropriate to the smallest lot in the subdivision which typically would be those associated with Rural Residential 2 zoning. Exceptions may be allowed, however, where the nature of the environment and topography permit other uses which would not be a nuisance to the neighbourhood and which would enhance Metchosin's character as a working rural community.

(b) Specific land use regulations would be applied through the particular Land Use Bylaw amendment required for each development.

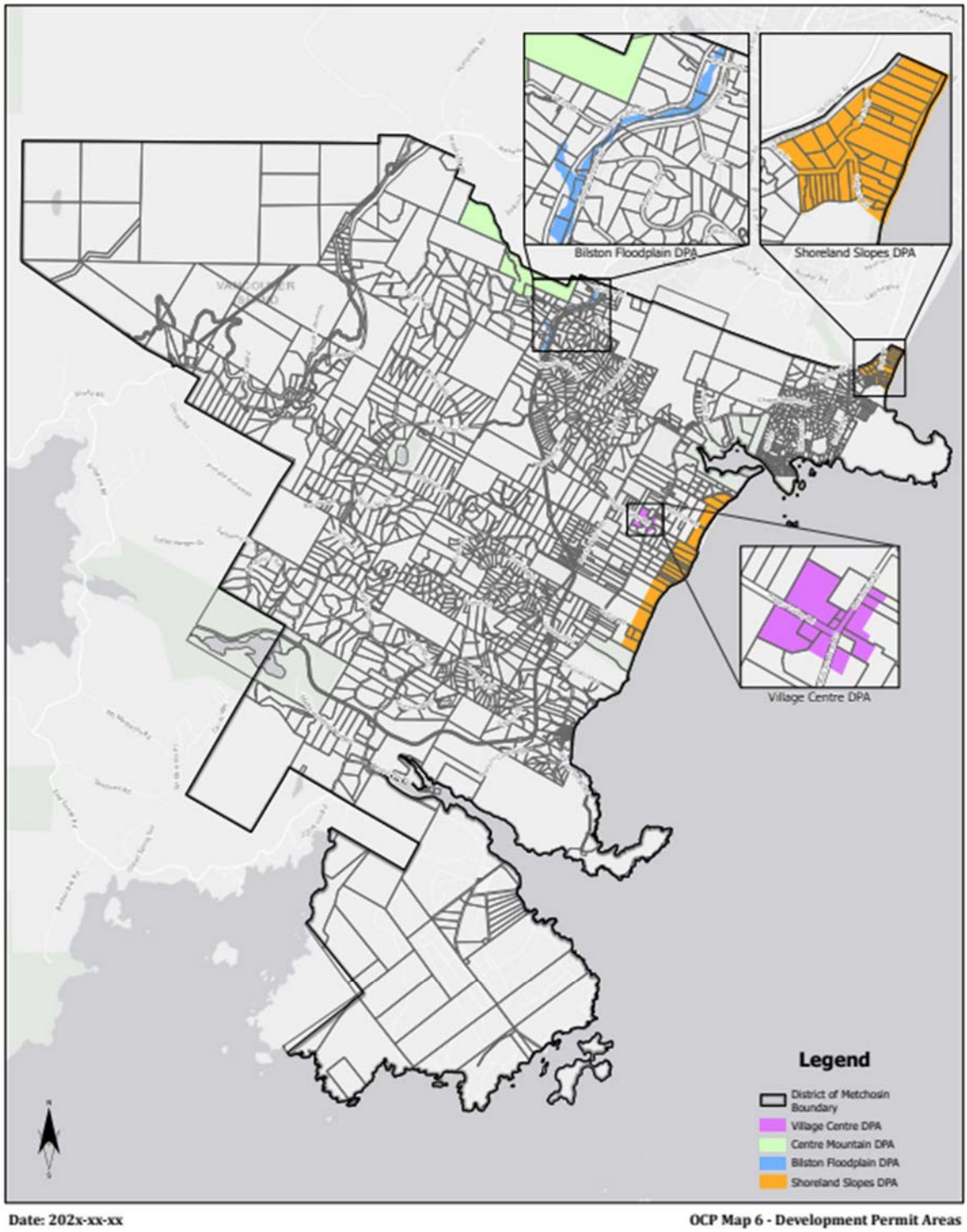
SCHEDULE C


District of Highlands
Town of View Royal
Juan de Fuca Electoral Area
District of Langford
City of Colwood
District of Sooke
Royal Roads Bay
District of Metchosin
J de F E.A.
Parry Bay
Juan de Fuca Electoral Area
Beecher Bay SC'IANEW First Nation
Juan de Fuca Strait
Pacific Ocean
Legend
District of Metchosin Boundary
First Nation Reserves
Date: 202x-xx-xx
OCP Map 1 - Location

SCHEDULE D



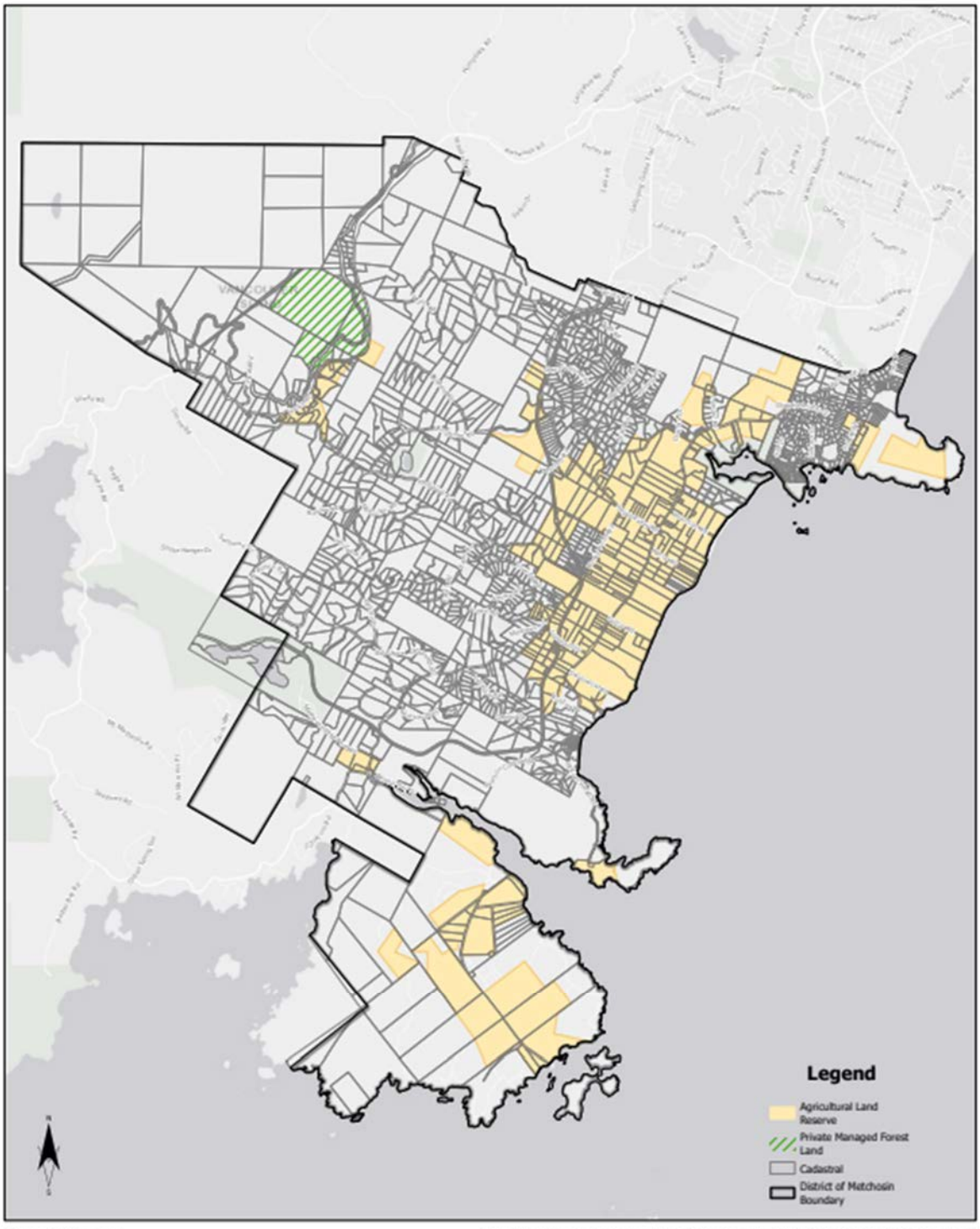
SCHEDULE E



Date: 202x-xx-xx

OCP Map 6 - Development Permit Areas

SCHEDULE F



Date: 202x-xx-xx

OCP Map 7 - Agricultural Land Reserve & Private Managed Forest Land

DISTRICT OF METCHOSIN

BYLAW NO. 713

A BYLAW

TO AMEND *METCHOSIN LAND USE BYLAW NO. 259*

The Council of the District of Metchosin, in open meeting assembled, enacts as follows:

1. This Bylaw is cited as "METCHOSIN LAND USE AMENDMENT BYLAW NO. 713, 2025"

2. AMENDMENTS

2.1 In TABLE OF CONTENTS, deleting PART 4 -GENERAL REGULATION -USES and replacing it with a new PART 4 as follows:

"PART 4 - GENERAL REGULATIONS - USES

16. Permitted Uses
17. Permitted Uses in Any Zone
18. Community Care Facilities
19. Dog Boarding and Breeding Kennels
20. Height Restriction Exemptions
21. Home Business
22. Intensive Agriculture - Beef Feedlots and Swineries
23. Accessory Dwelling Units
24. Temporary Buildings
24.1 Communal Seniors Housing"

2.2 PART 1 – DEFINITIONS is amended as follows:

2.2.1 Deleting the definition of **Boarder** and **Mobile Home**

2.2.2 Adding the following new defined terms in alphabetical order:

"Accessory Dwelling Unit means a self-contained dwelling unit located on the same lot as a principal dwelling, which is secondary to the principal dwelling, and includes secondary suites, detached secondary suites, and carriage houses.

Boarding means the provision of lodging, with or without meals, for compensation, to not more than four (4) persons within a dwelling unit. Such persons are included in the maximum number of unrelated persons permitted to occupy the dwelling unit. Boarding does not permit the preparation of meals within sleeping rooms.

Carriage House means a detached, accessory dwelling unit located on the same lot as a principal dwelling, situated above an accessory building such as a garage, storage building, or workshop. A carriage house contains complete, independent living facilities, including areas for cooking, eating, sanitation, and sleeping and has a separate entrance. A carriage house may be a Modular Home.

Communal Seniors Housing means a residential use operated by a non-profit or charitable organization, in which a group of senior residents live together in a single, shared building containing private bedrooms, each with access to a bathroom that may be private or shared, and shared common living, dining, and kitchen facilities. The housing provides a domestic style living arrangement for independent seniors, without personal or health care services, and is not a Community Care Facility or other licenced facility under the *Community Care and Assisted Living Act*. Light services such as meals, housekeeping, and social programming may be provided. An example is an Abbeyfield-style residence model. For the purposes of this Bylaw, Communal Seniors Housing is a distinct use, separate from a dwelling unit, and Community Care Facility.

Habitable Floor Area means the floor area of a building or dwelling unit used for living purposes, including kitchens, living rooms, bedrooms, storage and bathrooms, but excluding stairwells, landings, hallways, mechanical rooms, and other non-living spaces.

Modular Home means a dwelling unit constructed in whole or in part in a factory or other offsite location certified to comply with *CSA standard A277*, transported to the building site and installed on a permanent foundation. A modular home may be used as a principal dwelling or accessory dwelling unit. "Modular home" does not include a manufactured home, park model trailer, recreational vehicle, or any structure intended for temporary or seasonal occupancy.

"Principal Dwelling means a dwelling unit that is the principal use and is located in the principal building on a lot, but does not include an accessory dwelling unit. A principal dwelling may include a manufactured home or modular home."

2.2.3 Deleting the definition of **Detached Secondary Suite** and replacing it with the following new definition:

"**Detached Secondary Suite** means a detached, accessory dwelling unit situated on the same lot as a principal dwelling, containing complete, independent living facilities, including areas for cooking, eating, sanitation, and sleeping. A detached secondary suite may be a modular home. "

2.2.4 Deleting the definition of **Dwelling Unit** and replacing it with the following new definition:

"**Dwelling Unit** means a self-contained set of rooms, providing living, sleeping, cooking and sanitation facilities; containing not more than one kitchen, and used or intended to be used as a permanent residence for one family. A dwelling unit includes an accessory dwelling unit, manufactured home, or modular home. "Dwelling unit" does not include a park model trailer, recreational vehicle, tent or other vehicles or structures intended for temporary or seasonal occupancy. "

2.2.5 Deleting the definition of **Family** and replacing it with the following new definition:

"**Family** means an individual, or two or more persons related by blood, marriage, common law partnership, adoption, or foster parenthood, or a group of not more than seven (7) unrelated persons living together as a single housekeeping unit, including any boarders or lodgers. For the purposes of this bylaw, "Family "does not include Community Care Facility or Communal Seniors Housing."

2.2.6 Deleting the definition of **Floor Area, Gross** and replacing it with the following new definition:

"**Floor Area, Gross** means the combined area of all floors within every storey in a building on a lot, measured from the exterior surface of the outside walls, including corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies and mezzanines, enclosed porches or verandahs, but does not include:

- Open, unenclosed decks, balconies or porches
- Exterior stairways
- Unenclosed carport
- Crawl spaces or attic areas with a floor-to-ceiling height of less than 1.8 metres."

2.2.7 Deleting the definition of **Manufactured Home** and replacing it with the following new definition:

"**Manufactured Home** means a dwelling unit constructed in a factory or other offsite location certified to comply with the *CSA Z240 MH Standard for Manufactured Homes*, built on a steel chassis, designed to be transported to a site for installation, and intended for permanent residential use. A manufactured home shall be installed on a foundation or support system in accordance with the manufacturer's specifications and the *BC Building Code* and may be used as a principal dwelling. "

2.2.8 Deleting the definition of **Riparian Areas Regulation** and replacing it with the following new definition:

"**Riparian Areas Protection Regulation** means the Riparian Areas Protection Regulation, B.C. Reg. 178/2019, enacted under the Riparian Areas Protection Act, S.B.C. 1997, c.21."

2.2.9 Deleting the definition of **Secondary Suite** and replacing it with the following new definition:

"**Secondary Suite** means an accessory dwelling unit located within a principal dwelling or a mixed-use building, providing complete, independent living facilities, including areas for cooking, eating, sanitation, living and sleeping, with a separate entrance."

2.3 PART 4 – GENERAL REGULATIONS – USES is amended as follows:

2.3.1 Amending Section 21 "**Home Business – General Regulations**" by:

(a) striking out subsection (1) and replacing it with a new subsection (1) as follows:

"(1) Definition – For the purposes of this section, "Dwelling Unit" shall be deemed to include an Accessory Dwelling Unit, defined in Part 1 of this Bylaw."

(b) striking out subsection (13) and replacing it with a new subsection (13) as follows:

"(13) Medical Health Officer Approval – Any home business involving the preparation or sale of food must comply with the *Public Health Act* and the *Food*

Premises Regulation (B.C. Reg. 210/99) and shall not operate without the approval of the Medical Health Officer or their designate."

(c) striking out subsection (14)(a) and replacing it with a new subsection (14)(a) as follows:

"(14)(a) the maximum floor area of a Home Business shall not exceed the lesser of 50 m^2 (538 ft^2) or 40% of the gross floor area of the dwelling unit located on the lot on which the Home Business is operated. A Home Business shall not be operated in an accessory building having a gross floor area greater than the maximum floor area permitted, however, if an accessory building contains a carriage house, a Home Business may be operated within the dwelling unit of the carriage house, subject to the maximum floor area limitations applicable to a Home Business under this section. "

(d) striking out subsection (15)(a) and replacing it with a new subsection (15)(a) as follows:

"(15)(a) the maximum floor area of a Home Business shall not exceed the lesser of 95 m^2 (1,023 ft^2) or 40% of the gross floor area of the dwelling unit located on the lot on which the Home Business is operated. A Home Business shall not be operated in an accessory building having a gross floor area greater than the maximum floor area permitted, however, if an accessory building contains a carriage house, a Home Business may be operated within the dwelling unit of the carriage house, subject to the maximum floor area limitations applicable to a Home Business under this section."

(e) striking out subsection (16)(a) and replacing it with a new subsection (16)(a) as follows:

"(16)(a) the maximum floor area of a Home Business shall not exceed the lesser of 140 m^2 (1,507 ft^2) or 45% of the gross floor area of the dwelling unit located on the lot on which Home Business is operated. A Home Business shall not be operated in an accessory building having a gross floor area greater than the maximum floor area permitted. however, if an accessory building contains a carriage house, a Home Business may be operated within the dwelling unit of the carriage house, subject to the maximum floor area limitations applicable to a Home Business under this section."

(f) striking out subsection (17)(a) and replacing it with a new subsection (17)(a) as follows:

"(17)(a) the Bed and Breakfast establishment must be operated within a principal dwelling unit and may not be operated in an accessory building, or accessory dwelling unit."

2.2.2 Amending Section 21 "**Home Business – Specific Home Business Uses**" by adding a new subsection (21) as follows:

"(21) A home business is not permitted within a Communal Seniors Housing building."

2.2.3 Repealing section 23 "Secondary Suites and Detached Secondary Suites" in its entirety and replacing it with the following:

"**(23) Accessory Dwelling Units**

1. General

Accessory Dwelling Unit is secondary suites, detached secondary suites and carriage houses.

(a) Accessory dwelling units shall not be used or occupied unless they comply with all provisions of this Bylaw and with all applicable health, fire, and building regulations.

(b) Two off-street parking spaces shall be provided for an accessory dwelling unit in accordance with Section 49 of this Bylaw.

(c) On lots less than 0.8 hectares (1.98 acres), only one accessory dwelling unit is permitted per lot, and it shall be in the form of a secondary suite located within the principal dwelling.

(d) On lots 0.8 hectares (1.98 acres) or greater that are **not** located within the Agricultural Land Reserve (ALR), one accessory dwelling unit is permitted per lot, which may be in the form of a secondary suite, a detached secondary suite or a carriage house.

(e) On lots 0.8 hectares (1.98 acres) or greater that are located within the Agricultural Land Reserve (ALR), one secondary suite within a principal dwelling and one detached accessory dwelling unit, in the form of either a detached secondary suite or a carriage house is permitted on the same lot.

(f) An accessory dwelling unit shall not be strata titled and must constitute a single real estate entity with the associated principal dwelling unit and may not other be subdivided.

(g) No person shall construct a new building or shall convert or alter an existing building to accommodate an accessory dwelling unit without first obtaining a building permit from the District and paying the prescribed fee.

(h) Prior to issuance of a building permit to allow an accessory dwelling unit, the owner of the lot shall provide proof of CRD water, or adequate potable well water (3400 L/day) and an approved means of sewage disposal, including a letter detailing any upgrades that are required to conform with Vancouver Island Health Authority regulations

2. Secondary Suites

A secondary suite is subject to the following regulations:

(a) The secondary suite and the dwelling must be joined by a wholly common floor/ceiling assembly or by a common wall.

(b) The floor area of a secondary suite shall not exceed 120 m^2 (1,291 ft^2) or 40% of the gross floor area of the principal dwelling, whichever is less, excluding garages and carports.

3. Detached Secondary Suites and Carriage Houses

A detached secondary suite or carriage house is subject to the following regulations:

(a) The gross floor area of a detached secondary suite shall not exceed 90 m^2 (968 ft^2)

(b) A carriage house is a detached accessory dwelling unit that must be combined with an accessory building and shall be located entirely on the upper floor of the accessory building, subject to the following regulations:

i. The habitable floor area of a carriage house, being the dwelling unit portion located on the upper floor of an accessory building, shall not exceed 90 m^2.
ii. The gross floor area of accessory building, not including the carriage house shall not exceed 110 m^2.
iii. The total gross floor area of an accessory building containing both the carriage house and any non-residential accessory use shall not exceed 200 m2.
iv. Where a carriage house is added to an existing accessory building, the addition of a carriage house shall not increase the total gross floor area of the accessory building beyond 200 m^2.
v. All habitable space associated with the carriage house shall be located on a storey above the non-residential accessory use. The ground- floor level may contain only circulation areas (such as stairs, landings, and hallways), an entrance foyer or mudroom providing access to the dwelling, and mechanical or utility rooms serving the carriage house

(c) The distance separating a detached secondary suite or carriage house from the principal dwelling located on the same lot shall be not more than 15 m (49.2'), but no less than 1 m (3.3').

(d) A detached secondary suite or carriage house shall be located no closer than 15 m (49.2') from any lot line.

(e) No separate road access is permitted for a detached secondary suite or carriage house.

(f) A detached secondary suite or carriage house shall not have more than one (1) kitchen.

Information Notes:

1. *Upgrades to the existing services for private septic systems or potable water supply may be required. Configuration of adequate services will be required as part of the Building Permit application.*
2. *Despite the definition of gross floor area in this Bylaw, where a detached secondary suite or carriage house is located on land within the Agricultural Land Reserve (ALR), the Agricultural Land Commission's method of determining total floor area applies for the purpose of compliance with the Agricultural Land Commission Act and ALR Use Regulation.*"

"

2.2.4 Adding a new section 24.1 "Communal Seniors Housing" after Section 24 as follows:

"**24.1 Communal Seniors Housing**
Communal Seniors Housing is not permitted on land within the Agricultural Land Reserve (ALR). Communal Seniors Housing shall be permitted only in zones where it is identified as a permitted use, provided that the use can meet all the following conditions:

(a) is serviced by Capital Regional District (CRD) water;
(b) is located within one single principal building on the lot, containing shared common living, dining, and kitchen facilities;
(c) accommodates no more than ten (10) senior residents and one (1) resident staff member or coordinator, subject to:
    i. written confirmation from an Authorized Person (as defined in the Sewerage System Regulation) that the estimated daily design flow for the proposed number of bedrooms, bathrooms, and shared facilities does not exceed 22,700 litres per day (the threshold under the Sewerage System Regulation), and the proposed sewerage system can be designed, installed and maintained in accordance with the Sewerage System Regulation;
(d) is owned or operated by a non-profit or charitable organization;
(e) is not a licensed community care facility under the *Community Care and Assisted Living Act*, and does not provide personal or health care services to residents;
(f) complies with all applicable regulations regarding setbacks, parking and fire access; and
(g) meets the requirements of this Bylaw and the *British Columbia Building Code* for residential occupancy."

2.3 PART 5 – GENERAL REGULATIONS – SITING is amended as follows:

2.3.1 Section 31 "Accessory Building – General Regulations for All Zones" is amended by striking out subsection (2) and replacing it with a new subsection (2) as follows:

"(2) No person shall use an accessory building for sleeping accommodation or as a dwelling unit except in a building containing a detached secondary suite or a carriage house that complies with all applicable regulations in this bylaw;"

2.4 PART 9 – OFF-STREET PARKING AND LOADING REQUIRMENTS is amended as follows:

2.4.1 Repealing the **Residential Building or Use** subsection under Section 49 "Required Parking Spaces", and replacing with a new subsection "**Residential Building or Use**" as follows:

"**BUILDING OR USE**	**REQUIRED NUMBER OF SPACES**
Residential	
Residential	2 per principal dwelling unit and 2 per accessory dwelling unit provided that a front yard driveway which provides access to a parking space that is not within the front yard may be considered as the provision of a second parking space that is in tandem
Boarding and Lodging	1 for each sleeping unit

Home Business - Bed and Breakfast - Motor Vehicle Repair - Roadside Stand - Sales Distributorship	2 per each Home Business except as follows: 1 per room to be rented 2 1 per 2 non-resident employees 0
Manufactured Home Park	2 per manufactured home site plus 1 per 5 manufactured home sites
Communal Seniors Housing	1 space per resident bedroom/unit plus 3 spaces for visitor parking, and for staff/caregiver parking, 1 space."

2.5 PART 10 – ZONE REGULATIONS is amended as follows:

2.5.1 **Amending Section 51 – Agricultural (AG) Zone (ALR) as follows:**

i. Striking out subsection (2)(d) and replacing it with a new subsection (2)(d) as follows:

"(2)(d)Principal Dwelling unit
Accessory uses and buildings permitted only with a principal dwelling unit:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Breeding kennel, subject to the Animal Control Bylaw including issuance of a kennel license, and Subsection (5)
(iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(iv) Accessory dwelling unit, subject to Section 23

ii. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**
(a) Only 1 principal dwelling unit is permitted per lot.
(b) On lots less than 0.8 hectares (1.98 acres), only 1 secondary suite is permitted per lot. On lots 0.8 hectares (1.98 acres) or greater, 1 secondary suite within the principal dwelling and 1 detached accessory dwelling in the form of a detached secondary suite or carriage house is permitted per lot.
(c) The gross floor area of an accessory building shall not exceed 200 m2 (2,153 ft2).

iii. Striking out subsection (6)(b) and replacing it with a new subsection (6)(b) as follows:

"(6)(b) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

iv. Striking out subsection (7)(d)(iii) and replacing it with a new subsection (7)(d)(iii) as follows:

"(7)(d)(iii) for a detached secondary suite and carriage house, shall be located not less than 15 m (49.2') from any lot line.

v. Striking out subsection (8)(b) and replacing it with a new subsection (8)(b) as

follows:

"(8)(b) Notwithstanding Paragraph (a), the height of a principal dwelling unit or of an accessory building – including an accessory building that contains a carriage house - shall not exceed 10.5 m (34.5')."

vi. Adding a new information note after subsection (11) as follows:

"***Information Note**: As of February 22, 2019 the Agricultural Land Commission Act was amended to limit the maximum size of the principal residence to 500 m2, with or without a secondary suite. Any proposal to increase the permitted size must be approved by the Agricultural Land Commission for a non-adhering residential use. This information note is provided for convenience only and proponents should review the Agricultural Land Commission regulations, as may be amended from time to time."*

2.5.2 **Amending Section 52 – Agricultural 1 (AG1) Zone (ALR) as follows:**

i. Striking out subsection (2)(d) and replacing it with a new subsection (2)(d) as follows:

"(2)(d) Principal Dwelling unit
Accessory uses and buildings permitted only with a principal dwelling unit:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Breeding kennel, subject to the Animal Control Bylaw including issuance of a kennel license, and Subsection (5)
(iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(iv) Accessory dwelling unit, subject to Section 23

ii. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**
(a) Only 1 principal dwelling unit is permitted per lot.
(b) On lots less than 0.8 hectares (1.98 acres), only 1 secondary suite is permitted per lot. On lots 0.8 hectares (1.98 acres) or greater, 1 secondary suite within the principal dwelling and 1 detached accessory dwelling in the form of a detached secondary suite or carriage house is permitted per lot.
(c) The gross floor area of an accessory building shall not exceed 200 m2 (2,153 ft2).

iii. Striking out subsection (6)(b) and replacing it with a new subsection (6)(b) as follows:

"(6)(b) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

iv. Striking out subsection (7)(d)(iii) and replacing it with a new subsection (7)(d)(iii) as follows:

"(7)(d)(iii) for a detached secondary suite and carriage house, shall be located not less than 15 m (49.2') from any lot line.

v. Striking out subsection (8)(b) and replacing it with a new subsection (8)(b) as

follows:

"(8)(b) Notwithstanding Paragraph (a), the height of a principal dwelling unit or of an accessory building – including an accessory building that contains a carriage house - shall not exceed 10.5 m (34.5')."

vi. That subsection (8) be renumbered accordingly.

vii. Adding a new information note after subsection (11) as follows:

"***Information Note:*** *As of February 22, 2019 the Agricultural Land Commission Act was amended to limit the maximum size of the principal residence to 500 m2, with or without a secondary suite. Any proposal to increase the permitted size must be approved by the Agricultural Land Commission for a non-adhering residential use. This information note is provided for convenience only and proponents should review the Agricultural Land Commission regulations, as may be amended from time to time."*

2.5.3 **Amending Section 53 – Upland (UP) Zone as follows:**

i. Striking out subsection (2)(d) and replacing it with a new subsection (2)(d) as follows:

"(2)(d) Principal Dwelling unit
Accessory uses and buildings permitted only with a principal dwelling unit:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(iii) Accessory dwelling unit, subject to Section 23

ii. Adding a new subsection (2)(h) as follows:

"(2)(h) Communal Seniors Housing, subject to Section 24.1"

iii. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**
(a) A lot may contain either one principal dwelling unit or one Communal Seniors Housing residence
(b) Only one accessory dwelling unit is permitted per lot, and no accessory dwelling unit is permitted on a lot that contains more than one dwelling unit or a Communal Seniors Housing residence..
(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2

iv. Striking out subsection (6)(b) and replacing it with a new subsection (6)(b) as follows:

"(6)(b) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

v. Striking out subsection (7)(d)(v) and replacing it with a new subsection (7)(d)(iii) as follows:

"(7)(d)(iii) for a detached secondary suite and carriage house, shall be located not less than 15 m (49.2') from any lot line.

vi. Striking out subsection (8)(b) and replacing it with a new subsection (8)(b) as follows:

"(8)(b) Notwithstanding Paragraph (a), the height of a principal dwelling unit or of an accessory building – including an accessory building that contains a carriage house - shall not exceed 10.5 m (34.5')."

vii. That subsection (8) be renumbered accordingly.

2.5.4 **Amending Section 54 – Upland 1 (UP1) Zone as follows:**

i. Striking out subsection (2)(c) and replacing it with a new subsection (2)(c) as follows:

"(2)(c) Principal Dwelling unit
Accessory uses and buildings permitted only with a principal dwelling unit:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Breeding kennel, subject to the Animal Control Bylaw including issuance of a kennel license, and Subsection (5)
(iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(iv) Accessory dwelling unit, subject to Section 23"

ii. Adding a new subsection (2)(f) as follows:

"(2)(f) Communal Seniors Housing, subject to Section 24.1"

iii. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**
(a) There shall not be more than two principal dwelling units per lot or one Communal Seniors Housing residence per lot.
(b) Only one accessory dwelling unit is permitted per lot, except that no accessory dwelling unit shall be permitted on a lot which has more than one dwelling unit or a Communal Seniors Housing residence.
(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2

iv. Striking out subsection (6)(b) and replacing it with a new subsection (6)(b) as follows:

"(6)(b) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

v. Striking out subsection (7)(d)(vii) and replacing it with a new subsection (7)(d)(iii) as follows:

"(7)(d)(iii) for a detached secondary suite and carriage house, shall be located not less than 15 m (49.2') from any lot line.

vi. Striking out subsection (8)(b) and replacing it with a new subsection (8)(b) as follows:

"(8)(b) Notwithstanding Paragraph (a), the height of a principal dwelling unit or of an accessory building – including an accessory building that contains a carriage house - shall not exceed 10.5 m (34.5')."

vii. That subsection (8) be renumbered accordingly.

2.5.5 **Amending Section 55 – Upland 2 (UP2) Zone (FLR) as follows:**

i. Striking out subsection (2)(c) and replacing it with a new subsection (2)(c) as follows:

"(2)(c) Principal Dwelling unit
Accessory uses and buildings permitted only with a principal dwelling unit:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Breeding kennel, subject to the Animal Control Bylaw including issuance of a kennel license, and Subsection (5)
(iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(iv) Accessory dwelling unit, subject to Section 23"

ii. Adding a new subsection (2)(g) as follows:

"(2)(g) Communal Seniors Housing, subject to Section 24.1"

iii. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**
(a) Only one principal dwelling unit or one Communal Seniors Housing residence is permitted per lot.
(b) Only one accessory dwelling unit is permitted per lot, except that no accessory dwelling unit shall be permitted on a lot which has more than one dwelling unit or a Communal Seniors Housing residence.
(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2)"

iv. Striking out subsection (6)(b) and replacing it with a new subsection (6)(b) as follows:

"(6)(b) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

v. Striking out subsection (7)(d)(ix) and replacing it with a new subsection (7)(d)(iii) as follows:

"(7)(d)(iii) for a detached secondary suite and carriage house, shall be located not less than 15 m (49.2') from any lot line.

vi. Striking out subsection (8)(b) and replacing it with a new subsection (8)(b) as follows:

"(8)(b) Notwithstanding Paragraph (a), the height of a principal dwelling unit or of an accessory building – including an accessory building that contains a carriage house - shall not exceed 10.5 m (34.5')."

vii. That subsection (8) be renumbered accordingly.

viii. Deleting subsection (11) and replacing with a new subsection (11) as follows:

" ***Private Managed Forest Land Act***

No provision of this Bylaw shall be interpreted as superseding the intent of the *Private Managed Forest Land Act*. On land located within the *Private Managed Forest Land Act*, subdivision and uses not expressly permitted by this Act must be approved by the Private Managed Forest Land Council."

2.5.6 **Amending Section 56 – Rural (RU) Zone as follows:**

i. Striking out subsection (2)(c) and replacing it with a new subsection (2)(c) as follows:

"(2)(c) Principal Dwelling unit
Accessory uses and buildings permitted only with a principal dwelling unit:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Breeding kennel, subject to the Animal Control Bylaw including issuance of a kennel license, and Subsection (5)
(iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(v) Accessory dwelling unit, subject to Section 23"

ii. Adding a new subsection (2)(f) as follows:

"(2)(f) Communal Seniors Housing, subject to Section 24.1"

iii. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**
(a) Only one principal dwelling unit or one Communal Seniors Housing residence is permitted per lot.
(b) Only one accessory dwelling unit is permitted per lot, except that no accessory dwelling unit shall be permitted on a lot which has more than one dwelling unit or a Communal Seniors Housing residence.
(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2

iv. Striking out subsection (6)(b) and replacing it with a new subsection (6)(b) as follows:

"(6)(b) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

v. Striking out subsection (7)(d)(xii) and replacing it with a new subsection (7)(d)(iii) as follows:

"(7)(d)(iii) for a detached secondary suite and carriage house, shall be located not less than 15 m (49.2') from any lot line.

vi. Striking out subsection (8)(b) and replacing it with a new subsection (8)(b) as follows:

"(8)(b) Notwithstanding Paragraph (a), the height of a principal dwelling unit or of an accessory building – including an accessory building that contains a carriage house - shall not exceed 10.5 m (34.5')."

vii. That subsection (8) be renumbered accordingly.

2.5.7 **Amending Section 56.1 – Amenity Residential 1 (AR1) Zone as follows:**

i. Amending subsection (2)(a) "Permitted Uses" by striking out subsection (v) and replacing with a new subsection (v) as follows:

"(v) Accessory dwelling unit, subject to Section 23"

ii. Amending subsection (2) "Permitted Uses" by striking out subsection (2)(b) and replacing with a new subsection (2)(b) as follows:

"(2)(b) Principal Dwelling unit"

iii. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**
(a) Only one principal dwelling unit is permitted per lot.
(b) Only one accessory dwelling unit is permitted per lot, except that no accessory dwelling unit shall be permitted on a lot which has more than one dwelling unit.
(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2)"

iv. Striking out subsection (6)(d)(ii) and replacing it with a new subsection (6)(d)(ii) as follows:

"(6)(d)(iii) for a detached secondary suite and carriage house, shall be located not less than 15 m (49.2') from any lot line.

vi. Striking out subsection (7)(a) and replacing it with a new subsection (7)(a) as follows:

"(7)(a) The height of a building or carriage house shall not exceed 10.5 m (34.5')."

vii. Striking out subsection (10)(a) and replacing it with a new subsection (10)(a) as follows:

"(10)(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

2.5.8 **Amending Section 57 – Rural Residential 1 (RR1) Zone as follows:**

i. Amending subsection (2)(a) "Permitted Uses" by striking out subsection (v) and replacing with a new subsection (v) as follows:

"(v) Accessory dwelling unit, subject to Section 23"

ii. Amending subsection (2) "Permitted Uses" by striking out subsection (2)(b) and replacing with a new subsection (2)(b) as follows:

"(2)(b) Principal Dwelling unit"

iii. Adding a new subsection (2)(c) as follows:

"(2)(c) Communal Seniors Housing, subject to Section 24.1"

iv. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**
(a) Only one principal dwelling unit or one Communal Seniors Housing residence is permitted per lot.
(b) Only one accessory dwelling unit is permitted per lot, except that no accessory dwelling unit shall be permitted on a lot which has more than one dwelling unit or a Communal Seniors Housing residence.
(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2)'

v. Striking out subsection (6)(d)(ii) and replacing it with a new subsection (6)(d)(ii) as follows:

"(6)(d)(ii) for a detached secondary suite and carriage house, shall be located not less than 15 m (49.2') from any lot line."

vi. Striking out subsection (7)(a) and replacing it with a new subsection (7)(a) as follows:

"(7)(a) The height of a building or carriage house shall not exceed 10.5 m (34.5')."

vii. Striking out subsection (10)(a) and replacing it with a new subsection (10)(a) as follows:

"(10)(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

2.5.9 **Amending Section 58 – Rural Residential 2 (RR2) Zone as follows:**

i. Amending subsection (2)(a) "Permitted Uses" by striking out subsection (v) and replacing with a new subsection (v) as follows:

"(v) Accessory dwelling unit, subject to Section 23"

ii. Amending subsection (2) "Permitted Uses" by striking out subsection (2)(b) and replacing with a new subsection (2)(b) as follows:

"(2)(b) Principal Dwelling unit"

iii. Adding a new subsection (2)(c) as follows:

"(2)(c) Communal Seniors Housing, subject to Section 24.1"

iv. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**
(a) Only one principal dwelling unit or one Communal Seniors Housing residence is permitted per lot.
(b) Only one accessory dwelling unit is permitted per lot, except that no accessory dwelling unit shall be permitted on a lot which has more than one dwelling unit or a Communal Seniors Housing residence.
(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2)'

v. Striking out subsection (6)(d)(ii) and replacing it with a new subsection (6)(d)(ii) as follows:

"(6)(d)(ii) for a detached secondary suite and carriage house, shall be located not less than 15 m (49.2') from any lot line."

vi. Striking out subsection (7)(a) and replacing it with a new subsection (7)(a) as follows:

"(7)(a) The height of a building or carriage house shall not exceed 10.5 m (34.5')."

vii. Striking out subsection (10)(a) and replacing it with a new subsection (10)(a) as follows:

"(10)(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

2.5.10 **Amending Section 59 – Rural Residential 3 (RR3) Zone as follows:**

i. Striking out subsection (2)(c) and replacing it with a new subsection (2)(c) as follows:

"(2)(c) Principal Dwelling unit
Accessory uses and buildings permitted only with a principal dwelling unit:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(iii) The keeping of livestock and bees, subject to Subsection (5)
(vi) Accessory dwelling unit, subject to Section 23"

ii. Adding a new subsection (2)(d) as follows:

"(2)(d) Communal Seniors Housing, subject to Section 24.1"

iii. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**
(a) Only one principal dwelling unit or one Communal Seniors Housing residence is permitted per lot.
(b) Only one accessory dwelling unit is permitted per lot, except that no accessory dwelling unit shall be permitted on a lot which has more than one dwelling unit or a Communal Seniors Housing residence.
(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2)'

iv. Striking out subsection (6)(d)(ii) and replacing it with a new subsection (6)(d)(ii) as follows:

"(6)(d)(ii) for a detached secondary suite and carriage house, shall be located not less than 15 m (49.2') from any lot line."

v. Striking out subsection (7)(a) and replacing it with a new subsection (7)(a) as follows:

"(7)(a) The height of a building or carriage house shall not exceed 10.5 m (34.5')."

vi. Striking out subsection (10)(a) and replacing it with a new subsection (10)(a) as follows:

"(10)(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

2.5.11 **Amending Section 60 – Rural Residential 4 (RR4) Zone (ALR) as follows:**

i. Striking out subsection (2)(c) and replacing it with a new subsection (2)(c) as follows:

"(2)(c) Principal Dwelling unit
Accessory uses and buildings permitted only with a principal dwelling unit:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Breeding kennel of not more than 10 dogs, subject to Animal Control Bylaw including issuance of a kennel licence
(iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(iv) Accessory dwelling unit, subject to Section 23"

ii. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**
(a) Only one principal dwelling unit is permitted per lot.
(b) On lots less than 0.8 hectares (1.98 acres), only one secondary suite is permitted per lot. On lots 0.8 hectares (1.98 acres) or greater, one secondary suite and one detached accessory dwelling in the form of a detached secondary suite or carriage house is permitted per lot.
(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2

iii. Striking out subsection (6)(d)(ii) and replacing it with a new subsection (6)(d)(ii) as follows:

"(6)(d)(ii) for a detached secondary suite and carriage house, shall be located not less than 15 m (49.2') from any lot line."

iv. Striking out subsection (7)(a) and replacing it with a new subsection (7)(a) as follows:

"(7)(a) The height of a building or carriage house shall not exceed 10.5 m (34.5')."

v. Striking out subsection (11)(a) and replacing it with a new subsection (11)(a) as follows:

"(11)(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

vi. Adding a new information note after subsection (11) as follows:

"***Information Note:*** *As of February 22, 2019 the Agricultural Land Commission Act was amended to limit the maximum size of the principal residence to 500 m2, with or without a secondary suite. Any proposal to increase the permitted size must be approved by the Agricultural Land Commission for a non-adhering residential use. This information note is provided for convenience only and proponents should review the Agricultural Land Commission regulations, as may be amended from time to time."*

2.5.12 **Amending Section 62 – Commercial 2 (C2) Zone (ALR) as follows:**

i. Striking out subsection (2)(g)(i) and replacing it with a new subsection (2)(g)(i) as follows:

"(2)(g)(i) Accessory dwelling unit, subject to Section 23"

ii. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**
(a) Only one principal dwelling unit is permitted per lot.
(b) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2).
(c) Only one accessory dwelling unit is permitted per lot except that no accessory dwelling unit shall be permitted on a lot which has more than one dwelling unit.

iii. Striking out subsection (6)(a) and replacing it with a new subsection (6)(a) as follows:

"(6)(a) The height of a building or carriage house shall not exceed 10.5 m (34.5')."

iv. Striking out subsection (10)(a) and replacing it with a new subsection (10)(a) as follows:

"(10)(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

2.5.13 **Amending Section 63 – Commercial Recreation 1 (CR1) Zone as follows:**

i. Striking out subsection (2)(c)(ii) and replacing it with a new subsection (2)(c)(ii) as follows:

"(2)(c)(ii) Accessory dwelling unit, subject to Section 23"

ii. Amending subsection (3) "Density" by striking out subsection (3)(a) through (c) and replacing with new subsections (3)(a) and (b) and (c) as follows:

" (a) Only one dwelling unit is permitted per lot.

(b) There shall only be one accessory dwelling unit permitted per lot.

(c) The maximum density of a campsite, recreational cabin and manufactured home park use shall not exceed one unit per 675 m^2 (7,266 ft^2) of lot area except where an accessory dwelling unit is located on a lot, the permitted number of units shall be reduced by one unit."

iii. Striking out subsection (6)(g) and replacing it with a new subsection (6)(g) as follows:

"(6)(g) Notwithstanding paragraphs (a) through (f) buildings and structures for a detached secondary suite, or carriage house shall be located not less than 15 m (49.2') from any lot line)."

iv. Striking out subsection (7)(a) and replacing it with a new subsection (7)(a) as follows:

"(7)(a) The height of a building or carriage house shall not exceed 10.5 m (34.5')."

v. Striking out subsection (10)(a) and replacing it with a new subsection (10)(a) as follows:

"(10)(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

2.5.14 **Amending Section 64 – Commercial Recreation 2 (CR2) Zone as follows:**

i. Striking out subsection (2)(c)(iii) and replacing it with a new subsection (2)(c)(iii) as follows:

"(2)(c)(iii) Accessory dwelling unit, subject to Section 23"

ii. Amending subsection (3) "Density" by striking out subsection (3)(a) and (b) and replacing with new subsections (3)(a) and (b) as follows:

"(3)(a) Only one dwelling unit is permitted per lot.

(b) Only one accessory dwelling unit is permitted per lot, except that no accessory dwelling unit shall be permitted on a lot which has more than one dwelling unit."

iii. Striking out subsection (5)(g) and replacing it with a new subsection (5)(g) as

follows:

"(5)(g) Notwithstanding paragraphs (a) through (f) buildings and structures for a detached secondary suite, or carriage house shall be located not less than 15 m (49.2') from any lot line)."

iv. Striking out subsection (6)(a) and replacing it with a new subsection (6)(a) as follows:

"(6)(a) The height of a building or carriage house shall not exceed 10.5 m (34.5')."

v. Striking out subsection (9)(a) and replacing it with a new subsection (9)(a) as follows:

"(9)(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

2.5.15 **Amending Section 65 – Commercial Recreation 3 (CR3) Zone as follows:**

i. Striking out subsection (2)(c)(iii) and replacing it with a new subsection (2)(c)(iii) as follows:

"(2)(c)(iii) Accessory dwelling unit, subject to Section 23"

ii. Amending subsection (3) "Density" by striking out subsection (3)(a) and (b) and replacing with new subsections (3)(a) and (b) as follows:

"(3)(a) Only one dwelling unit is permitted per lot.

(b) Only one accessory dwelling unit is permitted per lot, except that no accessory dwelling unit shall be permitted on a lot which has more than one dwelling unit."

iii. Striking out subsection (5)(g) and replacing it with a new subsection (5)(g) as follows:

"(5)(g) Notwithstanding paragraphs (a) through (f) buildings and structures for a detached secondary suite, or carriage house shall be located not less than 15 m (49.2') from any lot line)."

iv. Striking out subsection (6)(a) and replacing it with a new subsection (6)(a) as follows:

"(6)(a) The height of a building or carriage house shall not exceed 10.5 m (34.5')."

v. Striking out subsection (9)(a) and replacing it with a new subsection (9)(a) as follows:

"(9)(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

2.5.16 **Amending Section 66 – Commercial Recreation 4 (CR4) Zone (ALR) as follows:**

i. Striking out subsection (2)(c)(iii) and replacing it with a new subsection (2)(c)(iii) as follows:

"(2)(c)(iii) Accessory dwelling unit, subject to Section 23"

ii. Amending subsection (3) "Density" by striking out subsection (3)(a) and (b) and replacing with new subsections (3)(a) and (b) as follows:

"(3)(a) Only one dwelling unit is permitted per lot.

(b) Only one accessory dwelling unit is permitted per lot, except that no accessory dwelling unit shall be permitted on a lot which has more than one dwelling unit."

iii. Striking out subsection (5)(g) and replacing it with a new subsection (5)(g) as follows:

"(5)(g) Notwithstanding paragraphs (a) through (f) buildings and structures for a detached secondary suite, or carriage house shall be located not less than 15 m (49.2') from any lot line)."

iv. Striking out subsection (6) and replacing it with a new subsection (6) as follows:

"(6) **Height of Buildings**

(a) The height of a building or carriage house shall not exceed 10.5 m (34.5')."

v. Striking out subsection (10)(a) and replacing it with a new subsection (10)(a) as follows:

"(10)(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

READ a FIRST time this	24th	day of	November	2025.
Amended this	24th	day of	November	2025.
READ a SECOND time as amended this	24th	day of	November	2025.
PUBLIC HEARING held this		day of		2025.
READ a THIRD time this		day of		2025.
ADOPTED by Council this		day of		2025.

_____ _____

Mayor Corporate Officer

4. Reports for Action

a. 2025 Housing Updates –Official Community Plan Amendment Bylaw and Land Use Amendment Bylaw - First and Second Reading

Staff provided a summary of the 2025 Official Community Plan and Land Use Bylaw Housing updates including:

- Housekeeping amendments to proposed Bylaw No. 712 and proposed Bylaw No. 713;
- Provincial housing legislation and District's response to date;
- Project timeline;
  - Project initiation: Phase 1 Community Engagement;
  - Draft policy development: Phase 2 Community Engagement;
  - Council approval process;
- Proposed legislative changes to OCP Amendment Bylaw No. 712;
- Proposed legislative changes to Land Use Amendment Bylaw No. 713;
- Process and next steps; and
- Recommendations

Council sought clarification on the following:

- definition of "family"
- legislation related to transit lines and housing
- legislation related to housing needs classes
- Agricultural Advisory Select Committee (AASC) advice related to farm-worker housing

RES 160-2025
Moved and Seconded by Councillor Shukin and Councillor Donaldson

THAT Council give first reading to *Official Community Plan Amendment Bylaw No. 712, 2025*:

AND THAT Council amend *Official Community Plan Amendment Bylaw No. 712, 2025* by correcting the numbering in the table in Section 6.1 BACKGROUND to reference "Sections 1.5, 1.5.1, 1.5.2, and 1.5.3" instead of "Section 1.6, 1.6.1., 1.6.2, 1.6.3."

AND THAT Council give second reading to *Official Community Plan Amendment Bylaw No. 712, 2025* as amended.

RES 161-2025
Moved and Seconded by Councillor Shukin and Councillor Gray
T**HAT** Council give first reading to *Land Use Amendment Bylaw No. 713, 2025*; and

AND THAT Council amend *Land Use Amendment Bylaw No. 713, 2025* by:
1.Correcting the wording in Sections 51(3)(b) and 52(3)(b) by replacing it with the following wording:

> *"On lots less than 0.8 ha (1.98 ac), one secondary suite is permitted per lot. On lots 0.8 ha (1.98 ac) or greater, one secondary suite within the principal dwelling and one detached accessory dwelling in the form of a detached secondary suite or carriage house is permitted per lot."*

2. Deleting the definition of "Boarder".

AND THAT Council give second reading to *Land Use Amendment Bylaw No. 713, 2025* as amended;

AND THAT Council considers the Official Community Plan Amendment Bylaw No. 712 in conjunction with the District's Financial Plan and the CRD Solid Waste Management Plan, and further considers the information provided in the accompanying staff report, which gives reasons for concluding why the Plan amendment is not inconsistent with those plans;

AND THAT Council considers the submissions made under the Official Community Plan amendment consultation process, as outlined in the Council endorsed Community Engagement Strategy for the 2025 Housing Updates, to be appropriate for early and ongoing consultation for the purpose of Section 475 and 476 of the *Local Government Act*;

AND THAT Council has referred the Official Community Plan Amendment Bylaw to the Agricultural Land Commission and School District 62 for comment;

AND FURTHER THAT Council directs staff to schedule a Public Hearing for *Official Community Plan Amendment Bylaw No. 712* and *Land Use Amendment Bylaw No. 713* in accordance with Section 466 of the Local Government Act, following a referral response from the Agricultural Land Commission and School District 62.

Report to Council

To:	Bob Payette, Chief Administrative Officer	File No: 6970-20
From:	Planner	
Date:	November 24, 2025	
Subject:	2025 Housing Updates –Official Community Plan Amendment Bylaw and Land Use Amendment Bylaw - First and Second Reading	

RECOMMENDATION:

THAT Council gives first and second reading to *Official Community Plan Amendment Bylaw No. 712* and *Land Use Amendment Bylaw No. 713;*

AND THAT Council considers the *Official Community Plan Amendment Bylaw No. 712* in conjunction with the District's Financial Plan and the CRD Solid Waste Management Plan, and further considers the information provided in the accompanying staff report, which gives reasons for concluding why the Plan amendment is not inconsistent with those plans;

AND THAT Council considers the submissions made under the Official Community Plan amendment consultation process, as outlined in the Council endorsed Community Engagement Strategy for the 2025 Housing Updates, to be appropriate for early and ongoing consultation for the purpose of Section 475 and 476 of the *Local Government Act*;

AND THAT Council has referred the Official Community Plan amendment to the Agricultural Land Commission and School District 62 for comment;

AND FURTHER THAT Council directs staff to schedule a Public Hearing for *Official Community Plan Amendment Bylaw No. 712* and *Land Use Amendment Bylaw No. 713* in accordance with Section 466 of the *Local Government Act*, following a referral response from the Agricultural Land Commission and School District 62.

PURPOSE:

To present a bylaw for consideration of first and second reading to amend the Official Community Plan (OCP) (Attachment 1) to bring the housing relevant sections into alignment with the new Provincial housing legislation.

To present a bylaw for consideration of first and second reading to amend the Land Use Bylaw (Attachment 2), implementing housing policies in the OCP and responding to the needs identified in the Housing Needs Report.

BACKGROUND:

The Province has made it mandatory for local governments to align their OCP and Land Use Bylaw with their Housing Needs Report, specifically:

- to demonstrate that there is enough capacity in the OCP to meet housing needs by including statements and map designations for the approximate location, amount, type, and density of residential development needed for at least the next 20 years, as identified in their Interim HNR(LGA s. 473(1)(a), 473.1 (2)(3))
- to include housing policies that address **each class of housing need** (HNRR: Section 8 (1) (b)) included in the most recent HNR (LGA s. 473.1 (4)): affordable housing; rental housing; special needs housing, seniors' housing; family housing; shelters and housing for those experiencing or at risk of homelessness; and housing close to alternative transportation infrastructure.
- to review, and, if necessary, amend the land use bylaw to align with the OCP, to permit the necessary use and density to accommodate at least the 20-year total number of housing units identified (LGA s. 481.7 (1) and (2)).

In response to the new Provincial housing requirements the District of Metchosin has completed an Interim Housing Needs Report (November 2024), and a Housing Capacity Analysis and is working towards completing the OCP and Land Use Bylaw housing updates by December 31, 2025. The next full Housing Needs Report is required by the end of 2028, timed to incorporate data from the 2026 Census and subsequent censuses (e.g., 2031). The 2028 Housing Needs Report will then inform the District's next OCP update, which is required by December 31, 2030.

Previous Council Resolutions

Resolution	Date
THAT Council receive the red-lined draft amendments to the District of Metchosin Official Community Plan and Land Use Bylaw; AND THAT Council provide direction to staff regarding any revisions or changes to the draft amendments as identified by Council. Council requested to specifically remove temporary use permits; AND FURTHER THAT Council direct staff to initiate the formal bylaw approval process following review of the revised draft amendments by the District's legal counsel. **CARRIED**	November 5, 2025 Special Council Meeting
Moved and Seconded by Councillor Shukin and Councillor Donaldson THAT Council receive the list of housing policy options and the proposed changes to the District of Metchosin Official Community Plan and Land Use Bylaw; AND THAT Council direct staff to proceed with community engagement and early stakeholder referrals on: • The required legislative changes, and • The housing policy options 1 through 5 that Council supports exploring further, prior to preparing any draft bylaw amendments. **CARRIED**	October 6, 2025 Council Meeting
Moved and Seconded by Councillor Shukin and Councillor Donaldson THAT Council receives the 2025 OCP Housing Update – What We Heard Report; AND THAT Council direct staff to report back with policy options that respond to key findings of the Housing Survey, as part of the next step of drafting changes;	September 15, 2025 Council Meeting

AND THAT Council directs staff to proceed with drafting changes as the next steps of the OCP 2025 Housing Update process. **CARRIED**	
Moved and Seconded by Councillor Shukin and Councillor Donaldson THAT Council: 1) Receive the Housing Capacity Analysis; 2) Confirm direction to proceed with a housing-focused review and update of the Official Community Plan and Land Use Bylaw prioritizing the following policy areas for review: • Housing Needs Report integration; • Policy review respecting each class of housing needs required to be addressed from the Housing Needs Report; • Policies affecting short-term rental in residential areas; • Temporary housing options for farm workers. 3) AND receive and endorse the Community Engagement Strategy as amended, and reflecting comments as much as possible from the June 30, 2025, Special Council meeting, to include Council input, for the housing focused Official Community Plan and Land Use Bylaw review and update. **CARRIED**	June 30, 2025 Special Council Meeting

DISCUSSION:

Official Community Plan

The purpose of the proposed OCP amendments is to bring the housing relevant sections in Part 1, Part 6 and Part 13 into alignment with the new Provincial housing legislation. These amendments incorporate the findings from the District's Housing Needs Report by addressing the 20-year residential capacity and added policies to ensure that all seven classes of housing need are reflected, including the five classes that were previously missing. A summary table has been added to Part 6 to clearly illustrate how the OCP addresses each of the seven Provincial housing needs, making it easier to see at a glance how Metchosin is responding. This approach demonstrates alignment without requiring every individual policy or objective to be cross-referenced to each housing need category.

The OCP amendments also update housing policies 3.3.11 and 3.3.12 in Part 3 to ensure consistency with the *Agricultural Land Commission Act* and *Agricultural Land Reserve Use Regulations.* In addition, the bylaw has been updated to incorporate Council direction from November 5, 2025, and it incorporates the following housekeeping amendments:

1. Update Maps 1, 3, 6 and 7 to reflect current parcel boundaries,
2. Update the legal descriptions of lots referenced in section 2.15 Centre Mountain Development Permit Area to align with the updated parcel boundaries shown on Map 6,
3. Standardize defined terms by deleting the separate definition of "DISTRICT" and updating all references to use "District" to mean the Municipality of the District of Metchosin; and
4. Replace outdated references to Provincial statutes, regulations, and sections of the *Local Government Act*.

Legislative Changes	Amended Section of OCP
• Update statistical data • Update growth projections to address 20-year housing needs • Add statements on housing needs • Add/revise objectives and policies to address the seven Provincial classes of housing needs • Add Provincial housing legislative context	Part 1 – Background and Plan Map Part 6 – Residential Part 13 - Implementation
Other Housing Changes	
• Align housing policies with the *Agricultural Land Commission Act*	Part 3 – Agriculture

There have been no changes to density or land use designations in the OCP. The District has sufficient lands identified in the OCP and in the Land Use Bylaw to meet the Provincial 20-year anticipated housing need of 852 housing units. The red-lined version of the OCP with comments is provided in Attachment 3 for ease of reference.

Land Use Bylaw
The Land Use Bylaw serves to implement the OCP by establishing the regulatory framework that enables OCP policies to be realized on the ground. The purpose of the proposed Land Use Bylaw amendments is to implement housing policies in the OCP and increase housing options within the District. The proposed changes – which expand the range of permitted housing types, increase accessory dwelling unit sizes and allow an additional housing unit on Agricultural Land Reserve (ALR) parcels larger than 0.8 ha – support the creation of a broader range of housing choices to meet local needs.

The amendments also include housekeeping changes to modernize language related to housing revisions and to replace outdated references to Provincial statutes, regulations, and sections of the *Local Government Act*. The red-lined version with comments is provided in Attachment 4 for ease of reference.

The amendments include:

1. **Aligning housing regulations with the *Agricultural Land Commission Act***
   By permitting the following dwellings on parcels 0.8 (1.98 ac) or greater within the Agricultural Land Reserve (ALR)
   - 1 Principal Dwelling, and
   - 1 Secondary Suite (located within the principal dwelling), and
   - 1 Detached Accessory Dwelling Unit

2. **Permitting additional housing types by introducing:**
   - Carriage Houses
     A new form of accessory dwelling unit located above an accessory building, permitted on parcels 0.8 ha (1.98 ac) or greater. This option received general support because it increases housing choices, reduces barriers for property owners to provide rental or family housing, and acknowledges that carriage houses are already being constructed, demonstrating both the demand for this housing type and the feasibility of creating it.

   - Communal Seniors Housing
     A new housing type for independent seniors, providing a small-scale rental housing for those wishing to downsize while remaining in the community. This housing type is designed to be

compatible with the rural context by limiting development to one building, serviced by CRD water, accommodating up to 10 seniors and one on-site caretaker, along with other operational requirements contained in the proposed Land Use Amendment Bylaw.

- Updates and expanded definitions related to factory built housing
  A new definition for Modular Home has been added, and the definition of Manufactured Home has been updated to reflect current building industry practices.

3. **Increasing the permitted floor areas for accessory dwelling units by:**
   - Detached Accessory Dwelling Units
     Increasing the maximum floor area of a Detached Secondary Suite or Carriage House to 90 m^2 (from 70 m^2), enabling two-bedroom units that can better meet local housing needs (rental, family, seniors).

   - Secondary Suites
     Increasing the maximum floor area of a Secondary Suite to 120 m^2 (from 90 m^2). This allows three-bedroom suites and provides greater flexibility for different housing needs (rental, seniors, family, accessibility, special needs).

FINANCIAL PLAN AND WASTE MANAGEMENT PLAN:
The proposed amendments are not inconsistent with the District's Financial Plan or the CRD Solid Waste Management Plan because the changes do not require new municipal infrastructure, do not create new financial obligations and do not affect the District's compliance with regional waste management policies.

COMMUNITY ENGAGEMENT AND NEXT STEPS:
The Community Engagement Strategy was endorsed by Council on June 30, 2025. This included consideration of early and on-going consultation required under sections 475 and 476 of the *Local Government Act*. To date, engagement has included:

- Public Engagement **Phase 1** (July 3 - September 8, 2025), which included a housing survey, three community drop-in events and introductory letter to stakeholders.
- Public Engagement **Phase 2** (October 2025), which featured a public open house to review five housing policy options, along with an early invitation for stakeholder participation.

Should Council authorize staff to schedule a public hearing for the 2025 OCP Amendment Bylaws, notice of the Public Hearing will be issued as per section *466* of the LGA. Pursuant to section 477(6) of the *Local Government Act*, an OCP bylaw may be adopted at the same meeting at which it is given third reading. Following final adoption, staff will notify the Province that the District's OCP and LUB are compliant with Bill 44 housing legislation.

FINANCIAL:
This project is being fully funded by the Province of BC.

OPTIONS:
THAT Council:

OPTION 1 (Recommended Option)

1. gives first and second reading to *Official Community Plan Amendment Bylaw No. 712, 2025* and *Land Use Amendment Bylaw No. 713, 2025*;
2. considers the *Official Community Plan Amendment Bylaw No. 712* in conjunction with the District's Financial Plan and the CRD Solid Waste Management Plan, and further considers the information provided in the accompanying staff report, which gives reasons for concluding why the Plan amendment is not inconsistent with those plans;
3. considers the submissions made under the Official Community Plan amendment consultation process, as outlined in the Council endorsed Community Engagement Strategy for the 2025 Housing Updates, to be appropriate for early and ongoing consultation for the purpose of Section 475 and 476 of the *Local Government Act*;
4. has referred the Official Community Plan amendment to the Agricultural Land Commission and School District 62 for comment
5. directs staff to schedule a Public Hearing for *Official Community Plan Amendment Bylaw No. 712* and *Land Use Amendment Bylaw No. 713* in accordance with Section 466 of the *Local Government Act*, following a referral response from the Agricultural Land Commission and School District 62.

OPTION 2

1. Introduces and gives First Reading to *Official Community Plan Amendment Bylaw No. 712, 2025* and *Land Use Amendment Bylaw No. 713, 2025* subject to conditions identified by Council

Respectfully Submitted,

Tara Johnson, MCIP, RPP
Planner

ATTACHMENTS
Attachment 1: Official Community Plan Amendment Bylaw No. 712, 2025
Attachment 2: Land Use Amendment Bylaw No. 713, 2025
Attachment 3: Official Community Plan with Tracked Changes and Comments dated Nov 21, 2025
Attachment 4: Land Use Bylaw with Tracked Changes and Comments dated Nov 21, 2025

DISTRICT OF METCHOSIN

BYLAW NO. 712

A BYLAW TO AMEND THE *METCHOSIN OFFICIAL COMMUNITY PLAN BYLAW NO. 258*
for the purposes of complying with Provincial Housing Legislation under Sections 473(1)(a) and 473.1 of the *Local Government Act* and to make housekeeping amendments.

WHEREAS Sections 473(1)(a) and 473.1 of the *Local Government Act* require that Official Community Plans include policies and statements addressing residential capacity and align with Provincial housing legislation;

AND WHEREAS Council wishes to amend District of Metchosin "Official Community Plan Bylaw No. 258 to ensure compliance with Provincial housing requirements and to undertake the following housekeeping amendments:

1. Updating Maps 1, 3, 6 and 7 to reflect current parcel boundaries,
2. Updating the legal descriptions of lots referenced in section 2.15 Centre Mountain Development Permit Area to align with the updated parcel boundaries shown on Map 6,
3. Standardizing defined terms by deleting the separate definition of "DISTRICT" and updating all references to use "District" to mean the Municipality of the District of Metchosin; and
4. Replacing outdated references to Provincial statutes, regulations, and sections of the *Local Government Act*.

THEREFORE, BE IT RESOLVED that the Council of the District of Metchosin, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "*Metchosin Official Community Plan Amendment Bylaw No. 712, 2025*".

2. *Metchosin Official Community Plan Bylaw No. 712, 2025* is hereby amended by:

2.1 In TABLE OF CONTENTS, deleting section 1.5 and replacing it with a new section 1.5 as follows:

" 1.5 METCHOSIN POPULATION AND DEMOGRAPHICS
1.5.1 2024 Interim Housing Needs Report
1.5.2 Historical Growth and Future Outlook
1.5.3 Review of the Vacant and Potentially Subdividable Lots."

2.2 In TABLE OF CONTENTS, adding section "13.7 INTEGRATING HOUSING NEEDS."

2.3 Deleting LISTS OF TABLES AND GRAPHS in its entirety, and replacing it with a new LISTS OF TABLES AND FIGURES as follows:

"LISTS OF TABLES AND FIGURES

Figure 1 - Historic population for Metchosin, 1986-2021
Table A – 2024 Interim Housing Needs Report – anticipated 5- and 20-year housing need
Table 1- Newly Constructed Dwelling Units 2011-2024
Table 2 – Potential Lots through Residential Subdivision

Table 3 - Agricultural Land Reserve
Table 4 - Road Classification."

2.4 Deleting PART 1 – BACKGROUND AND PLAN MAP in its entirety and replacing with the text as set out in Schedule A of this bylaw;

2.5 Deleting PART 6 – RESIDENTIAL text in its entirety and replacing them with the text as set out in Schedule B of this bylaw;

2.6 In PART 3 - AGRICULTURE, by deleting 3.3.11 and 3.3.12 Policy text and replacing it with the following text:

"3.3.11 The maximum density shall not exceed one principal dwelling unit per lot.

3.3.12 Accessory dwelling units on agricultural land are supported only where permitted by the Land Use Bylaw, the *Agricultural Land Commission Act* and the *Agricultural Land Reserve Use Regulation*."

2.7 In PART 13 – IMPLEMENTATION, by adding a new section 13.7 as follows:

"13.7 INTEGRATING HOUSING NEEDS

Under the *Local Government Act,* municipalities in British Columbia are required to review and, if necessary, update their Official Community Plans (OCP) at least every five years to ensure alignment with the most recent Housing Needs Report. The intent of this requirement is to ensure that local governments proactively plan for current and anticipated housing needs using a consistent provincial methodology. While an OCP does not directly build housing, it plays a foundational role in enabling the types and forms of housing that communities need. Regular updates help ensure that housing-related policies remain relevant, targeted, and capable of facilitating the delivery of diverse and affordable housing over time.

- The next full Housing Needs Report is required to be completed by December 31, 2028, following the 2026 Census.
- The next Official Community Plan and Ladn Use Bylaw reviews must be completed by December 31, 2030, within two years following the full Housing Needs report."

2.8 By replacing Map 1 – Location Map with the map shown in Schedule C of this bylaw.

2.9 By replacing Map 3 – Plan Map with the map shown in Schedule D of this bylaw.

2.10 By replacing Map 6 – Development Permit Areas with the map shown in Schedule E of this bylaw.

2.11 By replacing Map 7 – Agricultural Land Reserve & Private Managed Forest with the map shown in Schedule F of this bylaw.

READ a FIRST time this day of 2025.

READ a SECOND time this day of 2025

REFERRED TO THE PROVINCIAL AGRICULTURAL LAND COMMISSION:	day of	2025
PUBLIC HEARING held this	day of	202 .
READ a THIRD time this	day of	202 .
ADOPTED this	day of	202 .

_____ _____

Mayor Corporate Officer

DRAFT

Schedule A

PART 1 - BACKGROUND AND PLAN MAP

1.1 LOCATION AND REGIONAL CONTEXT

Metchosin is a rural community of 5,067 persons (2021 Census), located approximately 16 kilometres (10 miles) southwest of downtown Victoria. The District is situated on the traditional territory of the Sc'ianew (Beecher Bay), T'Sou-ke First Nations and Songhees Nation and is bounded by the City of Colwood, the District of Langford, the District of Sooke, the Juan de Fuca Electoral Area, Sc'ianew (Beecher Bay) and the Strait of Juan de Fuca. See Location Map 1.

From a regional perspective, Metchosin has several significant functions. It contains much of the productive agricultural land within the Capital Regional District which provides food for the local market. It is the location of major institutions including substantial Department of National Defence holdings, a penal institution and an international college. It provides opportunity for rural living on large residential lots and on hobby farms. The unique and diverse natural environment with its strong marine orientation provides significant regional recreational opportunity. The community contains a number of regional scale parks, golf courses, a marina and a resort. The Plan should recognize these important regional functions and make provision for them.

The 1986 Metchosin Official Community Plan contained a separate set of Regional Plan Policies which were transferred from the 1974 Capital Regional District plans for the Electoral Area of Metchosin. The summary of the Regional Plan Policies section stated that the role of the Official Community Plan was to provide for the maintenance and preservation of a low density rural-agricultural community, adjacent to a major urban community. Emphasis was placed on the maintenance of an agricultural economy, the upgrading of regional parks and open spaces and the provision of residential development on moderate to large sized parcels. In this document, the Regional Plan Policies have been incorporated into the appropriate sections instead of remaining as a duplicate and distinct set of policies.

1.2 AREA COVERED BY THE PLAN AND THE METCHOSIN PLAN MAP

The Area Covered by the Plan, Map 2, shows all lands situated within the boundaries of the District of Metchosin. It encompasses 7040 hectares (17,396 acres) of land, and 937 hectares (2,314 acres) of foreshore and land covered by water. Included on the Plan Map 3, are islands of significant size such as Church Island, Swordfish Island, Race Rocks Ecological Reserve, Great Race Rocks and Haystock Islands.

Plan Map 3 shows the inter-relationship of the various land use designations or categories contained in the Plan.

The Plan does not regulate major holdings of the Federal and Provincial Governments, (such as the Department of National Defence lands) or control intertidal lands or Provincial Crown lands. While senior governments are not subject to Municipal control, the prominence of these holdings within the community requires that Plan policies relate to the functions and activities associated with them.

1.3 PURPOSE OF THE PLAN

Planning is the process of determining the community vision or future for itself within the social, political, economic and physical resources available and then, coming to a consensus on the means of achieving that future.

This document represents the stage in the planning process that has been reached to date. It is a comprehensive document dealing with the entire range of public and private land uses, the many community and private services, and the legal mechanisms available to the municipality. Generally, an Official Community Plan consists of written goals and objectives describing the desired vision or future, policies for its attainment, and a graphic display using a series of maps. Goals are long-range statements of the ideals sought by a community, objectives are intermediate steps in working toward a goal, and policies are the means for achieving an objective.

A Plan is a useful document, when it is based on consensus, and provides a coordinated action strategy so that public and private interests may undertake projects and make decisions with a common understanding. By establishing where and at what densities the future population will live, and the rate at which the community can be expected to grow, a plan serves as a working frame of reference for governmental officials and administrators. In addition, plan policies and the recommended methods and standards for implementation of these policies allow public facilities such as schools, parks and roads to be anticipated. A program for capital expenditures and land acquisition can then be prepared so that services will be available when and where they are needed.

Plan policies also serve property owners and developers as a means of evaluating their individual decisions. They are given some assurance by the Plan that once they invest in land, there will be reasonable continuity of land policies, thereby protecting their interests. A Plan should also guide the various private and public utilities responsible for providing services. Demands for such things as electricity and communications can be anticipated and facilities planned.

Planning is a process and the Community Plan for Metchosin is not a static document. Rather, it is a document requiring periodic review as conditions and needs change. The Plan should be reviewed and updated at intervals of not more than 5 years. It is essential that the Plan be adaptable, but this must not permit piece-meal amendments which disregard the spirit of the original effort. Any amendments must carefully consider the potential impacts on the entire community and must involve individual citizens, public and private groups and other governments.

1.4 INTERPRETATION OF THE PLAN

1.4.1 Any action which may change the intent of the Plan and the Plan Map 3 will require an amendment to the Plan.

1.4.2 Regulatory bylaws implementing this Plan may specify development criteria such as parcel size and density of development which are more restrictive.

1.4.3 Opportunity shall be provided for extensive public discussion prior to any amendments being made to the Plan.

1.4.4 The Plan establishes policies for the next twenty (20) years referred to as "the Plan Period".

1.4.5 The Plan shall be reviewed from time to time and an evaluation should be undertaken every five (5) years from the date of adoption.

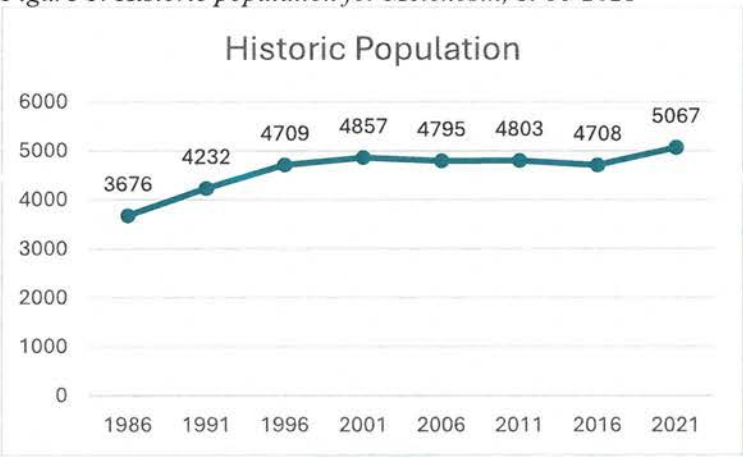
1.4.6 It is not implied that lands designated for potential park or public open space are free and open to the public or will necessarily be purchased by the District of Metchosin or any other public agency.

1.4.7 It is not implied that lands designated for potential road network will necessarily be developed by the District of Metchosin or any public agency.

1.5 METCHOSIN POPULATION AND DEMOGRAPHICS

According to the 2021 Census, the District of Metchosin had an estimated population of 5,067 with an average age of 50.8. Between 2016 and 2021, the District grew by 7.6%, adding 359 new residents (see Figure 1). Metchosin is experiencing an aging population with seniors age cohort (65+) comprising 26% of the population, the largest age group in Metchosin, followed by pre-seniors aged 55 to 64 (18.5% of the population). In both the 2016 and 2021 Census periods, Metchosin reported an average household size of 2.5 persons, slightly larger than the Capital Regional District average of 2.2. Due to Metchosin's rural character, this average is not expected to increase significantly over the 20-year planning horizon to 2041.

Figure 1: Historic population for Metchosin, 1986-2021



Source: Statistics Canada Census Program, Census Profiles 1986, 1991, 1996, 2001, 2011, 2016, 2021

There was a total of 1,855 dwelling units within Metchosin at the time of the 2021 Census. 82% were owned and 18% were rented. Renter households have increased, growing from 245 in 2006 (14% of all households) to 330 in 2021 (18%). The predominant housing type is single-detached dwellings, which make up 77.9% of all occupied private dwellings in 2021.

1.5.1 Interim Housing Needs Report

The District's interim Housing Needs Report (2024) projects an anticipated five-year housing need (starting in 2021), of 285 units, and a 20-year housing need of 852 units (see Table A). The projections rely on a standardized Provincial formula, which may not align with local trends or constraints. The methodology prescribed by the Province estimates the number of additional dwelling units that would be needed to meet anticipated growth, suppressed household formation, housing vacancy rate, the demand buffer, etc. These projections are not forecasts of population and they do not guarantee that 852 new units will be needed (or built).The projections are intended to identify anticipated housing needs over a period of at least 20 years and to form the basis for including statements and map designations for the area covered by the plan respecting the approximate location, amount, type and density of residential development required to meet anticipated housing needs.

Table A: 2024 Interim Housing Needs Report – anticipated 5 and 20 year housing need

Metchosin DM (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	10.06	40.25
B. Persons Experiencing Homelessness	11.85	23.70
C. Suppressed Household Formation	27.15	108.61
D. Anticipated Growth	175.57	436.95
E. Rental Vacancy Rate Adjustment	1.38	5.52
F. Additional Local Demand	59.31	237.25
Total New Units – 5 years	**285**	
Total New Units – 20 years		**852**

1.5.2 Historical Growth and Future Outlook

Historical Growth

From the mid-1800s when Metchosin was first settled until more recently, residential development has been limited primarily to housing for families involved in farming. These residences were on moderate to large holdings of the more productive farmland generally extending between Witty's Lagoon and Weir Beach.

In 1910, and again during the late 1940s, some subdivision into smaller parcels began to occur. Such settlement took place on 0.8 to 2 hectare (2 to 5 acres) parcels of agricultural land and constituted an early version of "hobby farming". The Morland Road subdivision is an example of such development. As well, a limited amount of residential development on 0.2 hectare (less than 1/2 acre) parcels began to occur immediately north of Witty's Lagoon and adjacent to Weir Beach due to the magnificent setting.

In the late 1960s and early 1970s, Metchosin experienced substantial growth in residential development. During this period, approximately four hundred 0.8 hectare (2 acres) lots were created in nine scattered residential concentrations ranging in size from 15 to 115 lots. This took place at a time when zoning permitted a 0.8 hectare (2 acres) minimum lot size and was caused by high land costs and urbanization within the Victoria Area.

From 1976 to 1981, population in Metchosin increased from 2,980 to 3,260. The 1991 Census recorded a population of 4,232, and, in 1993, the population of Metchosin was estimated to be 4,410. Future population growth was projected by the original Metchosin Settlement Plan (1977) to be 5,000 persons in 1996 and approximately 5,500 in 2001. The 1986 Official Community Plan projected a 20-year population of 6,170 by the year 2006, representing an average annual growth rate of approximately 3%. In 1995, the Official Community Plan projected an average annual growth rate of 3.2% between 1993 and 2006, with a projected build-out population of 6,265 by the year 2006. By 2006, the population had only reached 4,795.

Future Outlook

Historical growth rates in Metchosin from 1986 to 2024 show an average annual population growth of 1.0%. If used as a growth projection, this would result in 1,013 additional residents by 2041 (a total population of 6,080).

Between 1995 to 2009, building permit data showed the net number of new dwelling units averaged 14.5 units per year. Between 2016 and 2024, building permit data showed the net number of new dwelling

units averaged 7.8 units per year. According to Statistics Canada, the total number of households occupied by usual residents increased from 1,818 in 2016 to 1,855 in 2021. This is an increase of 38 new dwelling units in five years, an average of 7.6 new dwelling units per year. In comparison, the projected 852 new housing units from the interim Housing Needs Report would average 42.6 dwelling units per year.

Table 1 – Newly Constructed Dwelling Units 2011 – 2024

Year	Total
2011	13
2012	7
2013	5
2014	4
2015	7
2016	4
2017	11
2018	9
2019	7
2020	6
2021	9
2022	8
2023	6
2024	3
Total	**99**

The Interim Housing Needs Report (2024) projects that 852 housing units will be needed over the next 20 years. This would be an average of 42.6 dwelling units per year. Three growth scenarios were established to provide a range of potential growth outcomes that may be experienced in the District of Metchosin over the next 20 years, to 2041. The housing needs projection of 852 units was included in the growth scenarios to meet provincial legislation requirements.

Low: The low-growth scenario is based on historical census data for the District of Metchosin from 1986 to 2021, which reflects an average annual growth rate of approximately 1.0%. Applying this rate, the population is projected to reach 6,080 by 2041, an increase of 1,013 residents.

Medium: The medium growth scenario is based on the average annual growth rate of 1.5% for Metchosin between the 2016 and 2021 census periods. Applying this rate, the population is projected to reach approximately 6,587 by 2041, an increase of 1,520 residents.

High: The high-growth scenario utilizes a 2% average annual growth rate. Using a 2% rate, it is projected that Metchosin may grow to 7,094 by 2041, an increase of 2,027 residents over the period 2021 and 2041. If the average household size remains consistent at 2.5 (as reported in the 2021 Census), this high growth projection aligns with the 20-year estimated need for an additional 852 housing units, as identified in Metchosin's 2024 Interim Housing Needs Report.

Considering the current and expected housing demand, and factoring in historical population growth, low growth is the most likely population scenario for Metchosin.

1.5.3 Review of Vacant and Potentially Subdividable Lots

In alignment with Provincial housing legislation, the District of Metchosin has undertaken a high-level review of vacant and potentially subdividable lots under existing residential designations to better

understand its capacity to meet future housing needs, as shown in Table 2. This number is derived from looking at which lots have potential – based on area alone (i.e. other subdivision requirements such as frontage, availability of water, etc. were not considered) – to be subdivided, without any need for rezoning. The following provides an indication of what designations could accommodate new lots in the District. Notably, the analysis does not include any lands owned by local, regional, provincial or federal governments, nor does it include lands in the Agricultural Land Reserve.

Table 2 – Potential Lots through Residential Subdivision

Land Use Designation	Number of Existing Lots	Potential New Residential Lots
RU - Rural	266	92
RR1 - Rural Residential 1	562	46
RR2 - Rural Residential 2	279	32
UP - Upland	283	201
Total		**371**

(1) Basic Assumptions:
(i) data is from the 2025 BC Assessment Roll
(ii) does not include land owned by Capital Regional District (CRD), Crown, and the District of Metchosin
(iii) does not include Park land. Although zoning on many parks in the District is residential, residential is not a potential because the lands are dedicated "park" so the minimum lot size for these lands are zero.
(ii) Does not include land under the Private Managed Forest Land Act
(iii) fractional lots have been rounded down
(iv) subdivision estimate for 3900 Metchosin Road factored in the minimum lot size requirement of 16 hectares.
(v) Agricultural Land Reserve lands were not included as these are subject to approval by the Agricultural Land Commission.
(vi) For properties with more than one land use designation (i.e. RU/AG), priority was given to the dominant designation, which is the designation with the largest area on the property.

As per Table 2, a total of 371 new lots could potentially be created through subdivision. When combined with the number of existing vacant lots in the District (59), this results in a maximum residential build-out capacity of approximately 860 new dwelling units. Metchosin has sufficient capacity to support future population growth over the next 20 years, aligning with Provincial housing legislation.

1.6 GLOSSARY

The following are terms for which many Plan policies require a basic understanding.

Accessory Dwelling Unit means a self-contained dwelling unit located on the same lot as a principal dwelling, which is secondary to the principal dwelling, and includes secondary suites, detached secondary suites, and carriage houses.

Agricultural Land Reserve (ALR) - agricultural land designated as an agricultural land reserve under the BC *Agricultural Land Commission Act*.

Amenities - items that benefit the community and are sought in the course of development approval in accordance with Section 6.8.

Bare Land Strata - a special form of subdivision (see definition of "subdivision") which is subject to approval by the Subdivision Approving Officer under the *Strata Property Act*, in which some of the rights and responsibilities associated with the subdivided land are commonly held and managed by a Strata Corporation representing all of the individual lot owners.

Cash-in-lieu - the acceptance of money by the District in place of parkland dedication required for the approval of subdivisions in accordance with Section 510 of the *Local Government Act,* and its amendments from time to time.

Communal Seniors Housing means a residential use operated by a non-profit or charitable organization, in which a group of senior residents live together in a single, shared building containing private bedrooms, each with access to a bathroom that may be private or shared, and shared common living, dining, and kitchen facilities. The housing provides a domestic style living arrangement for independent seniors, without personal or health care services, and is not a Community Care Facility or other licenced facility under the *Community Care and Assisted Living Act*. Light services such as meals, housekeeping, and social programming may be provided. An example is an Abbeyfield-style residence model. For the purposes of this Bylaw, Communal Seniors Housing is a distinct use, separate from a dwelling unit, and Community Care Facility.

Conservation Covenant - an agreement between a land owner and a second party (such as a municipality, government agency, land trust or other non-governmental organization) in which the land owner agrees to certain restrictions on the use of the land in order to conserve important natural features. The covenant is registered on the title of the property and runs with the land in perpetuity. Owners are free to sell, lease, or otherwise deal with their property within the bounds of the covenant. Conservation Covenants are permitted and registered under the *Land Title Act*.

Crown Lands - untitled or titled lands owned and administered by the Provincial or Federal governments or their agencies.

Density - in relation to land, a parcel of land or an area, means
(a) the density of use of the land, parcel or area, or
(b) the density of use of any buildings and structures located on the land or parcel, or in the area;

District - refers to the Municipality of the District of Metchosin..

Effective Impervious Area (EIA) means the total area of *Impervious Surface* on a parcel of land, including but not limited to, rooftops, asphalt and concrete parking *lots*, driveways and roads, whose runoff is directly connected to a *watercourse* or a receiving *water body* usually via an overland drainage system (including downspouts that *discharge* directly to gutters or driveways), but excluding those areas which are not directly connected to a *watercourse* or receiving *water body*.

Impervious Surface means any constructed surface that has a runoff coefficient greater than 0.8. Types of *impervious surface* include, but are not limited to rooftops, asphalt and concrete parking lots, driveways, and roads. Gravel surfaces and decks are considered pervious unless they cover *impervious surfaces*, or are constructed and/or compacted to a degree that causes their runoff coefficient to exceed 0.8.

Infrastructure - the "hard" services associated with development; e.g., roads, trailways, storm drains, water, sewer, etc.

Neighbourhood - a place of residence and local services, typically defined by a unique character derived from the history, housing style, physical setting and/or people in that location.

Open Space - lands on which structures for residential, commercial, institutional or industrial use are not located. These lands may be in a "natural" state (e.g., nature parks, reserves, undevelopable lands such as flood plains, beaches and wetlands) or "developed" state (e.g., playing fields, boulevards, squares, plazas, cemeteries). They may also be in the public domain (e.g., municipal, regional or provincial parks, roads, pedestrian networks), or in the private domain (e.g., golf courses, farms, woodlots, etc.).

Parkland Dedication (on subdivision) - under the *Local Government Act*, in some specific circumstances, the District may require land owners to dedicate (give land) up to 5% of a parcel of land for park purposes when they apply for subdivision of that parcel.

Plan – in its singular and unless otherwise stated, means the Official Community Plan of the District of Metchosin.

Proper Functioning Condition (PFC) – a condition in which adequate vegetation, landform or large woody debris is present in relation to *Riparian-wetland Areas* to:

- dissipate stream energy associated with high water flows, thereby reducing erosion and improving *water quality*;
- filter sediment, capture bedload, and aid *floodplain* development;
- improve flood-water retention and ground-water recharge;
- develop root masses that stabilize *watercourse* banks against cutting action;
- develop diverse ponding and *channel* characteristics to provide habitat and the water depth, duration and temperature necessary for fish production, waterfowl breeding, and other uses; and,
- support greater biodiversity.

For the assessment of *Proper Functioning Condition*, the *Qualified Professional* shall use the principles and assessment methods defined in A User Guide to Assessing Proper Functioning Condition (PFC) and the Supporting Science for Lotic Areas TR-1737-15 1998 or A User Guide to Assessing Proper Functioning Condition and the Supporting Science for Lentic Areas TR-1737-16 1999 (USDI, Bureau of Land Management and USDA Forest Service).

Qualified Professional means an applied scientist or technologist, or a team thereof, specializing in a particular applied science or technology including, but not limited to, ecology, agrology, biology, chemistry, engineering, geology or hydrogeology and, (a) who is a registered member in good standing in British Columbia of his or her appropriate professional organization, is acting under that organization's Code of Ethics and is subject to disciplinary action by that organization, and (b) who, through suitable education, experience, accreditation and knowledge, may be reasonably relied on to provide advice only within his or her area of expertise, and (c) who carries sufficient Professional Liability Insurance and General Liability Insurance to defend any recommendations made to the municipality in court and pay the fine if convicted, and (d) who's area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and (e) is acting within that particular area of expertise.

Rain Water Management Plan - a plan incorporating *rain water management facilities* used to reduce pollutants from, detain, retain, and dispose of rain water to best preserve or mimic the natural hydrologic cycle, or to incorporate sustainable design and construction practices by reusing *rain water*, on a *development* site. Public health and safety, aesthetics, maintainability, *capacity* of the existing *infrastructure* and sustainability are important characteristics of a site's *Rain Water Management Plan*.

Redevelopment - development that requires demolition or complete removal of existing structures or impervious surfaces at a site, and replacement with new development, but excludes maintenance activities such as top-layer grinding and re-paving, interior and exterior remodeling projects that do not increase the Impervious Surface area or the building footprint.

Riparian-wetland Areas - lands that are saturated or inundated at a frequency and duration sufficient to produce vegetation typically adapted for life in saturated soil conditions, or physical characteristics reflective of permanent surface or subsurface water influence. Riparian-wetland Areas include, but are not limited to, areas indicated on Map 4.

School District #62 – means Sooke School District #62, the school administrative area that serves the District of Metchosin.

Subdivision - a subdivision as defined under the *Land Title Act and/or the Strata Property Act.*

Subdivision Approving Officer - means an approving officer as appointed by the District Council under Section 77 of the *Land Title Act*.

Water Body - rivers, watercourses, sloughs, drainages including intermittent streams and seeps, and ponds, lakes, wetlands, and coastal waters.

Watercourse - a natural drainage course or source of water, whether usually containing water or not, including a lake, pond, river, stream, creek, spring, ravine, swamp and gulch and also includes a man-made depression with well-defined banks and a bed 0.6 m (2 feet) or more below the surrounding land serving to give direction to a current of water at least 6 months of the year or having a drainage area of .32 square km (0.12 square miles), any of which may be enclosed or in a conduit, but excludes roadside ditches.

Watershed - an area of land defined by its highest elevations from which water, such as rainfall and snowmelt, drains towards a single point. A watershed drains water into a watercourse, which drains into a larger watercourse, river, lake or ocean. Watersheds represent a defined area of land in which ecological structure, functions and processes are tightly intertwined and inextricably connected to human activities and land use.

DRAFT

Schedule B

PART 6 - RESIDENTIAL

6.1 BACKGROUND

The District's Housing Needs Report provides a comprehensive analysis of current and projected housing needs within Metchosin. The report identifies key housing challenges, which includes affordability concerns, challenges finding affordable and suitably sized rental housing, and a need for seniors to age in place, with more supportive housing options. The OCP builds on the findings by establishing objectives and policies to support a diverse range of housing needs.

The following provides a summary of how the OCP meets *Local Government Act* s. 473.1 and *Housing Needs Reports Regulation* s.8(1)(b):

Provincial Requirement	Within this OCP
Statements and map designations for the approximate location, amount, type, and density of residential development needed for at least the next 20 years	Sections 1.6, 1.6.1, 1.6.2, 1.6.3 Section 13.7 Part 6
1) Affordable housing	Part 6 6.2.7, 6.2.8 6.3.2, 6.3.6, 6.3.7, 6.3.10, 6.3.11, 6.3.12
2) Rental housing	Part 6: 6.2.7, 6.2.8 6.3.2, 6.3.6, 6.3.7, 6.3.8, 6.3.10, 6.3.11, 6.3.12
3) Special needs housing	Part 6: 6.2.7, 6.2.8 6.3.2, 6.3.6, 6.3.7, 6.3.8, 6.3.10, 6.3.11, 6.3.12
4) Seniors' housing	Part 6: 6.2.7, 6.2.8 6.3.2, 6.3.6, 6.3.7, 6.3.8, 6.3.10, 6.3.11, 6.3.12
5) Family housing	Part 6: 6.2.7, 6.2.8 6.3.2, 6.3.6, 6.3.7, 6.3.8, 6.3.10, 6.3.11, 6.3.12
6) Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness	Part 6: 6.3.9, 6.3.10
7) Housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit, or other alternative forms of transportation	Part 10: 10.2.2, 10.2.7 10.3.5, 10.3.6, 10.3.7

Metchosin has provided a choice of rural lifestyles (large lots, hobby farming and full-time farming on large holdings) and it is the intent of this Plan to maintain these opportunities as desirable alternatives to urban living.

6.2 OBJECTIVES

6.2.1 To ensure that the type, scale, intensity and rate of residential development maintain the rural and agricultural character of Metchosin, the protection of sensitive environment and preserve the scenic qualities of the community's woodlands, forests, meadows, hill tops and unique landforms.

6.2.2 To provide residential development according to the capability of the land to support different types, scales and densities of development.

6.2.3 To discourage further residential development on agricultural lands and minimize the adverse impacts of existing residential development on agricultural lands.

6.2.4 To intersperse existing concentrations of residential development on small parcels with larger holdings in order to encourage diversity in settlement patterns.

6.2.5 To integrate residential development with the natural variety in terrain, view potential and natural vegetation.

6.2.6 To ensure a scale and form of future development minimizing demand for extensive community services.

6.2.7 To provide opportunity for a range of lifestyles based on a rural agricultural community.

6.2.8 To provide opportunities that support a range of housing needs – including affordable housing, rental housing, housing for families, seniors, and residents with special needs - through a diversity of housing types, size, prices and tenure consistent with maintaining a rural community.

6.2.9 In Upland areas, to increase public access to recreational amenities in ways that do not encroach on residents and private landowners.

6.2.10 To permit residential development only where an adequate quantity and quality of water is demonstrated and where soil conditions are suitable for the satisfactory long-term operation of septic disposal systems.

6.3 GENERAL RESIDENTIAL POLICIES

In all Rural Residential 1, Rural Residential 2, Rural and Upland designations, the following general residential policies shall apply:

6.3.1 The maximum density in residential areas shall not exceed one principal dwelling unit per parcel, subject to the Land Use Bylaw.

6.3.2 Accessory dwelling units are supported where permitted by the Land Use Bylaw.

6.3.3 Development of residential areas may be permitted only when adequate water quantity and quality is proven and soil conditions are suitable for the satisfactory long-term operation of septic disposal systems.

6.3.4 The Subdivision Bylaw should establish a ratio of lot depth to width in order to prevent very long parcels with small road frontages.

6.3.5 Council does not consider it to be in the public interest for parcels smaller than the minimum specified in the Plan to be created by a bare land strata subdivision.

6.3.6 The District encourages a range of affordable and rental housing options to meet the needs of residents in all residential designations, in accordance with the Land Use Bylaw and Building Bylaw, by supporting:

(1) Accessory dwelling units to increase housing diversity and affordability.
(2) The use of manufactured homes as principal dwellings.
(3) Community care facilities tending to 6 or fewer adults within the principal dwelling.
(4) Communal seniors housing to provide options for residents to downsize and age in place.

6.3.7 Home businesses as an accessory use that conforms to the regulations in the Land Use Bylaw, and maintains compatibility with surrounding land uses by minimizing noise, traffic, lighting, and other potential impacts is supported in all residential designations to assist homeowners to supplement household income.

6.3.8 Advocate to Island Health and relevant ministries for increased investment in rural delivery of supportive housing services, including outreach, and home care that allow residents to remain in the community.

6.3.9 Collaborate with the Capital Regional District (CRD), housing agencies, and regional partners to support initiatives that address homelessness and improve access to affordable housing. Participate in regional data collection, community engagement, and strategy development to identify and respond to local housing and poverty-related needs.

6.3.10 Encourage partnerships with housing facilitators that optimize the use of existing housing stock to increase affordable rental options consistent with rural community values.

6.3.11 Regularly update the District's Housing Needs Report in compliance with provincial requirements, while advocating for exemptions or tailored approaches that reflect the unique circumstances of small, rural communities.

6.3.12 Support the creation of a homeowner guide outlining the process, design considerations, and permitting requirements for building or legalizing secondary suites, detached secondary suites and carriage houses in Metchosin.

6.4 RURAL RESIDENTIAL 1:

Definition: Lands designated Rural Residential 1 on Plan Map 3 include lands generally bounded by Metchosin Road, Witty's Lagoon and Albert Head. The use of land designated Rural Residential 1 is to be single-family residential with septic disposal systems.

6.4.1 Subdivision in the Rural Residential 1 designation requires 0.4 hectare (1 acre) where a community water supply is utilized and 0.8 hectare (2 acres) where private wells are utilized to ensure no conflict between water supply and septic disposal systems effluent. For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 0.4 hectare (1 acre) using a community water supply, and 0.8 hectare (2 acres) where private wells are utilized and no lot less than the average lot sizes shall be created by a strata plan.

6.4.2 Bylaws should minimize conflicts between residential and agricultural land uses through the requirement of appropriate buffers.

6.5 RURAL RESIDENTIAL 2:

Definition: Lands designated Rural Residential 2 on Plan Map 3 include existing subdivision concentrations of 0.8 hectare (2 acres) parcels in the vicinity of Glen Forest Way, Pears Road, Morland Road, Arden Road, Mary Hill, Weir Beach and Aquarius Road. Except where permitted by the Land Use Bylaw, land designated Rural Residential 2 is to be single-family residential use with septic disposal systems.

6.5.1 In areas designated Rural Residential 2, existing concentrations of residential development on 0.8 hectare (2 acres) lots should be infilled with similar residential development. It is not intended that the extent of existing 0.8 hectare (2 acres) residential development be substantially expanded. It should retain its present distribution bordering the more productive farmland in the ALR and interspersed with larger Rural holdings.

6.5.2 The minimum parcel size for subdivision in the Rural Residential 2 designation shall be 0.8 hectare (2 acres). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 0.8 hectare (2 acres), and no lot less than the average lot size shall be created by a strata plan.

6.6 RURAL:

Definition: Rural designation on Plan Map 3 refers to land considered most suitable for residential use with individual septic disposal systems and farming on parcels of moderate size. Rural designation reinforces the concept of buffering the existing scattered concentrations of residential development on 2 hectares (4.9 acre) parcels and helps retain the rural, open space atmosphere of the community. Rural designation also provides opportunity for a lifestyle different than that offered in Rural Residential areas.

6.6.1 The minimum parcel size for subdivision in the Rural designation shall be 2 hectares (4.9 acres). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 2 hectares (4.9 acres), and no lot less than the average lot size shall be created by a strata plan.

6.6.2 In addition to residential use of Rural lands, the Land Use Bylaw should permit uses consistent with farming enterprises and home businesses in order to sustain a rural agricultural economy.

6.7 UPLANDS:

Although Metchosin contains a large amount of productive agricultural lowlands, these lowlands are surrounded by large Upland areas with higher elevations ranging up to 380 metres (1,250 feet) in height. They are a fragile and sensitive environment that deserve protection. These Uplands account for approximately 40 % of Metchosin's area. They are visually prominent and are characterized generally by steep slopes, rock outcroppings and thin soil cover. Overall, this landscape is difficult and costly to develop, reflected in the historical pattern of land development. Much of the area is undeveloped and remains in the originally surveyed 40.5 hectare (100 acre) parcels.

Definition: Lands designated as Upland on Plan Map 3 are characterized by steep and variable rocky terrain with slopes generally in excess of 30 %. They are visually prominent land forms due to elevation and topography and, in most cases, do not have access to community services. The use and range of uses of such lands should be based on the capability of the land to support the uses.

6.7.1 The minimum parcel size for subdivision in the Upland designation shall be 4 hectares (9.9 ac res). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 4 hectares (9.9 acres), and no lot less than the average lot size shall be created by a strata plan.

6.7.2 In addition to residential uses, the Land Use Bylaw should permit uses consistent with sustaining a rural agricultural economy such as farming and home businesses.

6.7.3 All future development within the Uplands area shall ensure that residential development in forested Upland areas is designed to ensure an adequate level of fire protection taking into consideration access, location, construction and site planning.

6.7.4 Owners of Upland lots shall be encouraged to use special care to ensure conservation of sensitive habitats.

6.8 AMENITY DEVELOPMENT

The primary benefits to the community of entertaining proposals through the following amenity development provisions include the ability to secure more environmentally sound development patterns while preserving Metchosin's rural nature, minimize adverse impacts of development on existing residents, restrain growth in municipal costs particularly the reduced maintenance cost associated with shorter infrastructure networks, provide amenities in the form of additional recreational assets such as parks and nature preserves which otherwise would not be acquired, and to increase certainty in sustaining neighbourhood population, land use and quality of life.

The principles contained in this section are intended as guidelines and may be modified under exceptional circumstances by amendment of the Plan.

Definition: All lands, excepting those in the Agricultural Land Reserve, may be considered for amendment of the Plan designation and rezoning to the Amenity Designation/Zone for the purpose of subdividing utilizing variable lot sizes provided that no less than 25% of the gross area is dedicated for public amenity purposes and provided that there is no increase in density or number of lots to be created by the subdivision other than that specified in Section 6.8.2(4)(b).

6.8.1 Property Eligibility Criteria:

(1) All property, excepting that which is within the Agricultural Land Reserve, is eligible provided that it is large enough to allow subdivision under the existing zoning.

(2) The land shall have been subject to sound environmental stewardship practices. Where land has been degraded through inappropriate use, exceptional justification for consideration would be required.

(3) There shall be significant value in the amenity lands in terms of environmental and/or recreational and/or sustainable community renewable resource use.

(4) Owners of adjacent properties are encouraged to plan and develop their lands jointly in order to maximize opportunities for environmental and community benefits.

6.8.2 Planning Principles:

(1) Environmental Conservation:

(a) Assessment of environmental, cultural, historical and recreational values shall be the responsibility of the developer. Council may request that specialized studies be undertaken.

(b) The development should adapt to the natural environment without major alteration to it.

(c) Sound engineering practices should be used to control surface runoff, prevent effluent discharge into watercourses and minimize the possibility of an increase in peak flows or decrease in low flows of any creek.

(d) Lands adjacent to roads, trails and parks should remain as naturally vegetated buffer zones so that visibility of the developed portion of lots remains minimal.

(e) Landscape management should be undertaken to preserve viewscapes of particular importance.

(2) Amenity Lands:

(a) Amenity lands, described as significant areas of not less than 25% of the total area of the lands to be developed, shall be dedicated as parkland through registration of the plan of subdivision.

(b) It will be demonstrated that the amenity lands have significance for environmental protection and/or recreation in the form of parks, trails, or playgrounds. The criteria includes the value of the area for protecting biodiversity, preserving larger ecosystems, connection to other reserve areas, existing habitat condition, extension or maintenance of suitable trail networks, public access to viewpoints, maintenance of the viewscape, and public access to park and reserve areas.

(3) Services:

(a) When locating and constructing roads, every effort should be made to preserve the native vegetation and rock outcroppings. Roads should fit within topographical and ecological constraints and access to lands beyond should be secured through alternative routes.

(b) Where available, adequate fire protection infrastructure should be provided by the developer.

(c) Construction of trails should be the financial responsibility of the developer. Trails shall be connected to the regional trail system where possible. Existing trails should be retained, but minor routing changes may be acceptable.

(4) Development Design:

(a) Subdivision layouts should include a variety of lot sizes to provide flexibility in site planning by adjusting to the topography and ecology and to provide areas for public amenity use while maintaining the rural patchwork which characterizes Metchosin. Lots of less than 8,000 m^2 (2 ac) shall not be permitted.

(b) For the purposes of determining the density permitted, a simple mathematical calculation of dividing the lot area by the minimum lot size of the existing zoning shall be used. This

method will not take into consideration the area that would normally be required for public roads, trail or park dedications if the land were subdivided under the existing zoning. This will likely result in a small increase in lot yield. However, the simplicity of this method along with the incentive provided to the developer are deemed to be in the community's best interest.

(c) Individual lots could include environmentally protected areas subject to conservation covenants held by the District and/or an established independent trust organization.

(5) Land Use:

(a) Land uses including home businesses and animal husbandry should usually be restricted to those uses appropriate to the smallest lot in the subdivision which typically would be those associated with Rural Residential 2 zoning. Exceptions may be allowed, however, where the nature of the environment and topography permit other uses which would not be a nuisance to the neighbourhood and which would enhance Metchosin's character as a working rural community.

(b) Specific land use regulations would be applied through the particular Land Use Bylaw amendment required for each development.

DRAFT

DISTRICT OF METCHOSIN

BYLAW NO. 713

A BYLAW

TO AMEND *METCHOSIN LAND USE BYLAW NO. 259*

The Council of the District of Metchosin, in open meeting assembled, enacts as follows:

1. This Bylaw is cited as "METCHOSIN LAND USE AMENDMENT BYLAW NO. 713, 2025"

2. AMENDMENTS

2.1 In TABLE OF CONTENTS, deleting PART 4 -GENERAL REGULATION -USES and replacing it with a new PART 4 as follows:

"PART 4 - GENERAL REGULATIONS - USES

16. Permitted Uses
17. Permitted Uses in Any Zone
18. Community Care Facilities
19. Dog Boarding and Breeding Kennels
20. Height Restriction Exemptions
21. Home Business
22. Intensive Agriculture - Beef Feedlots and Swineries
23. Accessory Dwelling Units
24. Temporary Buildings
24.1 Communal Seniors Housing"

2.2 PART 1 – DEFINITIONS is amended as follows:

2.2.1 Deleting the definition of **Mobile Home**

2.2.2 Adding the following new defined terms in alphabetical order:

"Accessory Dwelling Unit means a self-contained dwelling unit located on the same lot as a principal dwelling, which is secondary to the principal dwelling, and includes secondary suites, detached secondary suites, and carriage houses.

Boarding means the provision of lodging, with or without meals, for compensation, to not more than four (4) persons within a dwelling unit. Such persons are included in the maximum number of unrelated persons permitted to occupy the dwelling unit. Boarding does not permit the preparation of meals within sleeping rooms.

Carriage House means a detached, accessory dwelling unit located on the same lot as a principal dwelling, situated above an accessory building such as a garage, storage building, or workshop. A carriage house contains complete, independent living facilities, including areas for cooking, eating, sanitation, and sleeping and has a separate entrance. A carriage house may be a Modular Home.

Communal Seniors Housing means a residential use operated by a non-profit or charitable organization, in which a group of senior residents live together in a single, shared building containing private bedrooms, each with access to a bathroom that may be private or shared, and shared common living, dining, and kitchen facilities. The housing provides a domestic style living arrangement for independent seniors, without personal or health care services, and is not a Community Care Facility or other licenced facility under the *Community Care and Assisted Living Act*. Light services such as meals, housekeeping, and social programming may be provided. An example is an Abbeyfield-style residence model. For the purposes of this Bylaw, Communal Seniors Housing is a distinct use, separate from a dwelling unit, and Community Care Facility.

Habitable Floor Area means the floor area of a building or dwelling unit used for living purposes, including kitchens, living rooms, bedrooms, storage and bathrooms, but excluding stairwells, landings, hallways, mechanical rooms, and other non-living spaces.

Modular Home means a dwelling unit constructed in whole or in part in a factory or other offsite location certified to comply with *CSA standard A277*, transported to the building site and installed on a permanent foundation. A modular home may be used as a principal dwelling or accessory dwelling unit. "Modular home" does not include a manufactured home, park model trailer, recreational vehicle, or any structure intended for temporary or seasonal occupancy.

"Principal Dwelling means a dwelling unit that is the principal use and is located in the principal building on a lot, but does not include an accessory dwelling unit. A principal dwelling may include a manufactured home or modular home."

2.2.3 Deleting the definition of **Detached Secondary Suite** and replacing it with the following new definition:

"**Detached Secondary Suite** means a detached, accessory dwelling unit situated on the same lot as a principal dwelling, containing complete, independent living facilities, including areas for cooking, eating, sanitation, and sleeping. A detached secondary suite may be a modular home. "

2.2.4 Deleting the definition of **Dwelling Unit** and replacing it with the following new definition:

"**Dwelling Unit** means a self-contained set of rooms, providing living, sleeping, cooking and sanitation facilities; containing not more than one kitchen, and used or intended to be used as a permanent residence for one family. A dwelling unit includes an accessory dwelling unit, manufactured home, or modular home. "Dwelling unit" does not include a park model trailer, recreational vehicle, tent or other vehicles or structures intended for temporary or seasonal occupancy. "

2.2.5 Deleting the definition of **Family** and replacing it with the following new definition:

"**Family** means an individual, or two or more persons related by blood, marriage, common law partnership, adoption, or foster parenthood, or a group of not more than seven (7) unrelated persons living together as a single housekeeping unit, including any boarders or lodgers. For the purposes of this bylaw, "Family "does not include Community Care Facility or Communal Seniors Housing."

2.2.6 Deleting the definition of **Floor Area, Gross** and replacing it with the following new definition:

"**Floor Area, Gross** means the combined area of all floors within every storey in a building on a lot, measured from the exterior surface of the outside walls, including corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies and mezzanines, enclosed porches or verandahs, but does not include:

- Open, unenclosed decks, balconies or porches
- Exterior stairways
- Unenclosed carport
- Crawl spaces or attic areas with a floor-to-ceiling height of less than 1.8 metres."

2.2.7 Deleting the definition of **Manufactured Home** and replacing it with the following new definition:

"**Manufactured Home** means a dwelling unit constructed in a factory or other offsite location certified to comply with the *CSA Z240 MH Standard for Manufactured Homes*, built on a steel chassis, designed to be transported to a site for installation, and intended for permanent residential use. A manufactured home shall be installed on a foundation or support system in accordance with the manufacturer's specifications and the *BC Building Code* and may be used as a principal dwelling. "

2.2.8 Deleting the definition of **Riparian Areas Regulation** and replacing it with the following new definition:

"**Riparian Areas Protection Regulation** means the Riparian Areas Protection Regulation, B.C. Reg. 178/2019, enacted under the Riparian Areas Protection Act, S.B.C. 1997, c.21."

2.2.9 Deleting the definition of **Secondary Suite** and replacing it with the following new definition:

"**Secondary Suite** means an accessory dwelling unit located within a principal dwelling or a mixed-use building, providing complete, independent living facilities, including areas for cooking, eating, sanitation, living and sleeping, with a separate entrance."

2.3 PART 4 – GENERAL REGULATIONS – USES is amended as follows:

2.3.1 Amending Section 21 "**Home Business – General Regulations**" by:

(a) striking out subsection (1) and replacing it with a new subsection (1) as follows:

"(1) Definition – For the purposes of this section, "Dwelling Unit" shall be deemed to include an Accessory Dwelling Unit, defined in Part 1 of this Bylaw."

(b) striking out subsection (13) and replacing it with a new subsection (13) as follows:

"(13) Medical Health Officer Approval – Any home business involving the preparation or sale of food must comply with the *Public Health Act* and the *Food*

Premises Regulation (B.C. Reg. 210/99) and shall not operate without the approval of the Medical Health Officer or their designate."

(c) striking out subsection (14)(a) and replacing it with a new subsection (14)(a) as follows:

"(14)(a) the maximum floor area of a Home Business shall not exceed the lesser of 50 m^2 (538 ft^2) or 40% of the gross floor area of the dwelling unit located on the lot on which the Home Business is operated. A Home Business shall not be operated in an accessory building having a gross floor area greater than the maximum floor area permitted, however, if an accessory building contains a carriage house, a Home Business may be operated within the dwelling unit of the carriage house, subject to the maximum floor area limitations applicable to a Home Business under this section. "

(d) striking out subsection (15)(a) and replacing it with a new subsection (15)(a) as follows:

"(15)(a) the maximum floor area of a Home Business shall not exceed the lesser of 95 m^2 (1,023 ft^2) or 40% of the gross floor area of the dwelling unit located on the lot on which the Home Business is operated. A Home Business shall not be operated in an accessory building having a gross floor area greater than the maximum floor area permitted, however, if an accessory building contains a carriage house, a Home Business may be operated within the dwelling unit of the carriage house, subject to the maximum floor area limitations applicable to a Home Business under this section."

(e) striking out subsection (16)(a) and replacing it with a new subsection (16)(a) as follows:

"(16)(a) the maximum floor area of a Home Business shall not exceed the lesser of 140 m^2 (1,507 ft^2) or 45% of the gross floor area of the dwelling unit located on the lot on which Home Business is operated. A Home Business shall not be operated in an accessory building having a gross floor area greater than the maximum floor area permitted. however, if an accessory building contains a carriage house, a Home Business may be operated within the dwelling unit of the carriage house, subject to the maximum floor area limitations applicable to a Home Business under this section."

(f) striking out subsection (17)(a) and replacing it with a new subsection (17)(a) as follows:

"(17)(a) the Bed and Breakfast establishment must be operated within a principal dwelling unit and may not be operated in an accessory building, or accessory dwelling unit."

2.2.2 Amending Section 21 "**Home Business – Specific Home Business Uses**" by adding a new subsection (21) as follows:

"(21) A home business is not permitted within a Communal Seniors Housing building."

2.2.3 Repealing section 23 "Secondary Suites and Detached Secondary Suites" in its entirety and replacing it with the following:

"**(23) Accessory Dwelling Units**

1. General

Accessory Dwelling Unit is secondary suites, detached secondary suites and carriage houses.

(a) Accessory dwelling units shall not be used or occupied unless they comply with all provisions of this Bylaw and with all applicable health, fire, and building regulations.

(b) Two off-street parking spaces shall be provided for an accessory dwelling unit in accordance with Section 49 of this Bylaw.

(c) On lots less than 0.8 hectares (1.98 acres), only one accessory dwelling unit is permitted per lot, and it shall be in the form of a secondary suite located within the principal dwelling.

(d) On lots 0.8 hectares (1.98 acres) or greater that are **not** located within the Agricultural Land Reserve (ALR), one accessory dwelling unit is permitted per lot, which may be in the form of a secondary suite, a detached secondary suite or a carriage house.

(e) On lots 0.8 hectares (1.98 acres) or greater that are located within the Agricultural Land Reserve (ALR), one secondary suite within a principal dwelling and one detached accessory dwelling unit, in the form of either a detached secondary suite or a carriage house is permitted on the same lot.

(f) An accessory dwelling unit shall not be strata titled and must constitute a single real estate entity with the associated principal dwelling unit and may not other be subdivided.

(g) No person shall construct a new building or shall convert or alter an existing building to accommodate an accessory dwelling unit without first obtaining a building permit from the District and paying the prescribed fee.

(h) Prior to issuance of a building permit to allow an accessory dwelling unit, the owner of the lot shall provide proof of CRD water, or adequate potable well water (3400 L/day) and an approved means of sewage disposal, including a letter detailing any upgrades that are required to conform with Vancouver Island Health Authority regulations

2. Secondary Suites

A secondary suite is subject to the following regulations:

(a) The secondary suite and the dwelling must be joined by a wholly common floor/ceiling assembly or by a common wall.

(b) The floor area of a secondary suite shall not exceed 120 m^2 (1,291 ft^2) or 40% of the gross floor area of the principal dwelling, whichever is less, excluding garages and carports.

3. Detached Secondary Suites and Carriage Houses

A detached secondary suite or carriage house is subject to the following regulations:

(a) The gross floor area of a detached secondary suite shall not exceed 90 m^2 (968 ft^2)

(b) A carriage house is a detached accessory dwelling unit that must be combined with an accessory building and shall be located entirely on the upper floor of the accessory building, subject to the following regulations:

i. The habitable floor area of a carriage house, being the dwelling unit portion located on the upper floor of an accessory building, shall not exceed 90 m^2.
ii. The gross floor area of accessory building, not including the carriage house shall not exceed 110 m^2.
iii. The total gross floor area of an accessory building containing both the carriage house and any non-residential accessory use shall not exceed 200 m2.
iv. Where a carriage house is added to an existing accessory building, the addition of a carriage house shall not increase the total gross floor area of the accessory building beyond 200 m^2.
v. All habitable space associated with the carriage house shall be located on a storey above the non-residential accessory use. The ground- floor level may contain only circulation areas (such as stairs, landings, and hallways), an entrance foyer or mudroom providing access to the dwelling, and mechanical or utility rooms serving the carriage house

(c) The distance separating a detached secondary suite or carriage house from the principal dwelling located on the same lot shall be not more than 15 m (49.2'), but no less than 1 m (3.3').

(d) A detached secondary suite or carriage house shall be located no closer than 15 m (49.2') from any lot line.

(e) No separate road access is permitted for a detached secondary suite or carriage house.

(f) A detached secondary suite or carriage house shall not have more than one (1) kitchen.

Information Notes:

1. *Upgrades to the existing services for private septic systems or potable water supply may be required. Configuration of adequate services will be required as part of the Building Permit application.*
2. *Despite the definition of gross floor area in this Bylaw, where a detached secondary suite or carriage house is located on land within the Agricultural Land Reserve (ALR), the Agricultural Land Commission's method of determining total floor area applies for the purpose of compliance with the Agricultural Land Commission Act and ALR Use Regulation.*"

"

2.2.4 Adding a new section 24.1 "Communal Seniors Housing" after Section 24 as follows:

"**24.1 Communal Seniors Housing**
Communal Seniors Housing is not permitted on land within the Agricultural Land Reserve (ALR). Communal Seniors Housing shall be permitted only in zones where it is identified as a permitted use, provided that the use can meet all the following conditions:

(a) is serviced by Capital Regional District (CRD) water;
(b) is located within one single principal building on the lot, containing shared common living, dining, and kitchen facilities;
(c) accommodates no more than ten (10) senior residents and one (1) resident staff member or coordinator, subject to:
    i. written confirmation from an Authorized Person (as defined in the Sewerage System Regulation) that the estimated daily design flow for the proposed number of bedrooms, bathrooms, and shared facilities does not exceed 22,700 litres per day (the threshold under the Sewerage System Regulation), and the proposed sewerage system can be designed, installed and maintained in accordance with the Sewerage System Regulation;
(d) is owned or operated by a non-profit or charitable organization;
(e) is not a licensed community care facility under the *Community Care and Assisted Living Act*, and does not provide personal or health care services to residents;
(f) complies with all applicable regulations regarding setbacks, parking and fire access; and
(g) meets the requirements of this Bylaw and the *British Columbia Building Code* for residential occupancy."

2.3 PART 5 – GENERAL REGULATIONS – SITING is amended as follows:

2.3.1 Section 31 "Accessory Building – General Regulations for All Zones" is amended by striking out subsection (2) and replacing it with a new subsection (2) as follows:

"(2) No person shall use an accessory building for sleeping accommodation or as a dwelling unit except in a building containing a detached secondary suite or a carriage house that complies with all applicable regulations in this bylaw;"

2.4 PART 9 – OFF-STREET PARKING AND LOADING REQUIRMENTS is amended as follows:

2.4.1 Repealing the **Residential Building or Use** subsection under Section 49 "Required Parking Spaces", and replacing with a new subsection "**Residential Building or Use**" as follows:

"**BUILDING OR USE**	**REQUIRED NUMBER OF SPACES**
Residential	
Residential	2 per principal dwelling unit and 2 per accessory dwelling unit provided that a front yard driveway which provides access to a parking space that is not within the front yard may be considered as the provision of a second parking space that is in tandem
Boarding and Lodging	1 for each sleeping unit

Home Business	2 per each Home Business except as follows:
- Bed and Breakfast	1 per room to be rented
- Motor Vehicle Repair	2
- Roadside Stand	1 per 2 non-resident employees
- Sales Distributorship	0
Manufactured Home Park	2 per manufactured home site plus 1 per 5 manufactured home sites
Communal Seniors Housing	1 space per resident bedroom/unit plus 3 spaces for visitor parking, and for staff/caregiver parking, 1 space."

2.5 PART 10 – ZONE REGULATIONS is amended as follows:

2.5.1 **Amending Section 51 – Agricultural (AG) Zone (ALR) as follows:**

i. Striking out subsection (2)(d) and replacing it with a new subsection (2)(d) as follows:

"(2)(d)Principal Dwelling unit
Accessory uses and buildings permitted only with a principal dwelling unit:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Breeding kennel, subject to the Animal Control Bylaw including issuance of a kennel license, and Subsection (5)
(iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(iv) Accessory dwelling unit, subject to Section 23

ii. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**
(a) Only 1 principal dwelling unit is permitted per lot.
(b) On lots less than 0.8 hectares (1.98 acres), only 1 secondary suite or 1 detached secondary suite is permitted per lot. On lots 0.8 hectares (1.98 acres) or greater, 1 secondary suite within the principal dwelling and 1 detached accessory dwelling in the form of a detached secondary suite or carriage house is permitted per lot.
(c) The gross floor area of an accessory building shall not exceed 200 m2 (2,153 ft2).

iii. Striking out subsection (6)(b) and replacing it with a new subsection (6)(b) as follows:

"(6)(b) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

iv. Striking out subsection (7)(d)(iii) and replacing it with a new subsection (7)(d)(iii) as follows:

"(7)(d)(iii) for a detached secondary suite and carriage house, shall be located not less than 15 m (49.2') from any lot line.

v. Striking out subsection (8)(b) and replacing it with a new subsection (8)(b) as follows:

"(8)(b) Notwithstanding Paragraph (a), the height of a principal dwelling unit or of an accessory building – including an accessory building that contains a carriage house - shall not exceed 10.5 m (34.5')."

vi. Adding a new information note after subsection (11) as follows:

"***Information Note**: As of February 22, 2019 the Agricultural Land Commission Act was amended to limit the maximum size of the principal residence to 500 m2, with or without a secondary suite. Any proposal to increase the permitted size must be approved by the Agricultural Land Commission for a non-adhering residential use. This information note is provided for convenience only and proponents should review the Agricultural Land Commission regulations, as may be amended from time to time."*

2.5.2 **Amending Section 52 – Agricultural 1 (AG1) Zone (ALR) as follows:**

i. Striking out subsection (2)(d) and replacing it with a new subsection (2)(d) as follows:

"(2)(d) Principal Dwelling unit
Accessory uses and buildings permitted only with a principal dwelling unit:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Breeding kennel, subject to the Animal Control Bylaw including issuance of a kennel license, and Subsection (5)
(iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(iv) Accessory dwelling unit, subject to Section 23

ii. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**
(a) Only 1 principal dwelling unit is permitted per lot.
(b) On lots less than 0.8 hectares (1.98 acres), only 1 secondary suite or 1 detached secondary suite is permitted per lot. On lots 0.8 hectares (1.98 acres) or greater, 1 secondary suite within the principal dwelling and 1 detached accessory dwelling in the form of a detached secondary suite or carriage house is permitted per lot.
(c) The gross floor area of an accessory building shall not exceed 200 m2 (2,153 ft2).

iii. Striking out subsection (6)(b) and replacing it with a new subsection (6)(b) as follows:

"(6)(b) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

iv. Striking out subsection (7)(d)(iii) and replacing it with a new subsection (7)(d)(iii) as follows:

"(7)(d)(iii) for a detached secondary suite and carriage house, shall be located not less than 15 m (49.2') from any lot line.

v. Striking out subsection (8)(b) and replacing it with a new subsection (8)(b) as follows:

"(8)(b) Notwithstanding Paragraph (a), the height of a principal dwelling unit or of an accessory building – including an accessory building that contains a carriage house - shall not exceed 10.5 m (34.5')."

vi. That subsection (8) be renumbered accordingly.

vii. Adding a new information note after subsection (11) as follows:

"***Information Note:*** *As of February 22, 2019 the Agricultural Land Commission Act was amended to limit the maximum size of the principal residence to 500 m2, with or without a secondary suite. Any proposal to increase the permitted size must be approved by the Agricultural Land Commission for a non-adhering residential use. This information note is provided for convenience only and proponents should review the Agricultural Land Commission regulations, as may be amended from time to time."*

2.5.3 **Amending Section 53 – Upland (UP) Zone as follows:**

i. Striking out subsection (2)(d) and replacing it with a new subsection (2)(d) as follows:

"(2)(d) Principal Dwelling unit
Accessory uses and buildings permitted only with a principal dwelling unit:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(iii) Accessory dwelling unit, subject to Section 23

ii. Adding a new subsection (2)(h) as follows:

"(2)(h) Communal Seniors Housing, subject to Section 24.1"

iii. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**
(a) A lot may contain either one principal dwelling unit or one Communal Seniors Housing residence
(b) Only one accessory dwelling unit is permitted per lot, and no accessory dwelling unit is permitted on a lot that contains more than one dwelling unit or a Communal Seniors Housing residence..
(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2

iv. Striking out subsection (6)(b) and replacing it with a new subsection (6)(b) as follows:

"(6)(b) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

v. Striking out subsection (7)(d)(v) and replacing it with a new subsection (7)(d)(iii) as follows:

"(7)(d)(iii) for a detached secondary suite and carriage house, shall be located not less than 15 m (49.2') from any lot line.

vi. Striking out subsection (8)(b) and replacing it with a new subsection (8)(b) as follows:

"(8)(b) Notwithstanding Paragraph (a), the height of a principal dwelling unit or of an accessory building – including an accessory building that contains a carriage house - shall not exceed 10.5 m (34.5')."

vii. That subsection (8) be renumbered accordingly.

2.5.4 **Amending Section 54 – Upland 1 (UP1) Zone as follows:**

i. Striking out subsection (2)(c) and replacing it with a new subsection (2)(c) as follows:

"(2)(c) Principal Dwelling unit
Accessory uses and buildings permitted only with a principal dwelling unit:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Breeding kennel, subject to the Animal Control Bylaw including issuance of a kennel license, and Subsection (5)
(iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(iv) Accessory dwelling unit, subject to Section 23"

ii. Adding a new subsection (2)(f) as follows:

"(2)(f) Communal Seniors Housing, subject to Section 24.1"

iii. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**
(a) There shall not be more than two principal dwelling units per lot or one Communal Seniors Housing residence per lot.
(b) Only one accessory dwelling unit is permitted per lot, except that no accessory dwelling unit shall be permitted on a lot which has more than one dwelling unit or a Communal Seniors Housing residence.
(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2

iv. Striking out subsection (6)(b) and replacing it with a new subsection (6)(b) as follows:

"(6)(b) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

v. Striking out subsection (7)(d)(vii) and replacing it with a new subsection (7)(d)(iii) as follows:

"(7)(d)(iii) for a detached secondary suite and carriage house, shall be located not less than 15 m (49.2') from any lot line.

vi. Striking out subsection (8)(b) and replacing it with a new subsection (8)(b) as follows:

"(8)(b) Notwithstanding Paragraph (a), the height of a principal dwelling unit or of an accessory building – including an accessory building that contains a carriage house - shall not exceed 10.5 m (34.5')."

vii. That subsection (8) be renumbered accordingly.

2.5.5 **Amending Section 55 – Upland 2 (UP2) Zone (FLR) as follows:**

i. Striking out subsection (2)(c) and replacing it with a new subsection (2)(c) as follows:

"(2)(c) Principal Dwelling unit
Accessory uses and buildings permitted only with a principal dwelling unit:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Breeding kennel, subject to the Animal Control Bylaw including issuance of a kennel license, and Subsection (5)
(iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(iv) Accessory dwelling unit, subject to Section 23"

ii. Adding a new subsection (2)(g) as follows:

"(2)(g) Communal Seniors Housing, subject to Section 24.1"

iii. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**
(a) Only one principal dwelling unit or one Communal Seniors Housing residence is permitted per lot.
(b) Only one accessory dwelling unit is permitted per lot, except that no accessory dwelling unit shall be permitted on a lot which has more than one dwelling unit or a Communal Seniors Housing residence.
(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2

iv. Striking out subsection (6)(b) and replacing it with a new subsection (6)(b) as follows:

"(6)(b) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

v. Striking out subsection (7)(d)(ix) and replacing it with a new subsection (7)(d)(iii) as follows:

"(7)(d)(iii) for a detached secondary suite and carriage house, shall be located not less than 15 m (49.2') from any lot line.

vi. Striking out subsection (8)(b) and replacing it with a new subsection (8)(b) as follows:

"(8)(b) Notwithstanding Paragraph (a), the height of a principal dwelling unit or of an accessory building – including an accessory building that contains a carriage house - shall not exceed 10.5 m (34.5')."

vii. That subsection (8) be renumbered accordingly.

viii. Deleting subsection (11) and replacing with a new subsection (11) as follows:

" ***Private Managed Forest Land Act***

No provision of this Bylaw shall be interpreted as superseding the intent of the *Private Managed Forest Land Act*. On land located within the *Private Managed Forest Land Act*, subdivision and uses not expressly permitted by this Act must be approved by the Private Managed Forest Land Council."

2.5.6 **Amending Section 56 – Rural (RU) Zone as follows:**

i. Striking out subsection (2)(c) and replacing it with a new subsection (2)(c) as follows:

"(2)(c) Principal Dwelling unit
Accessory uses and buildings permitted only with a principal dwelling unit:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Breeding kennel, subject to the Animal Control Bylaw including issuance of a kennel license, and Subsection (5)
(iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(v) Accessory dwelling unit, subject to Section 23"

ii. Adding a new subsection (2)(f) as follows:

"(2)(f) Communal Seniors Housing, subject to Section 24.1"

iii. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**
(a) Only one principal dwelling unit or one Communal Seniors Housing residence is permitted per lot.
(b) Only one accessory dwelling unit is permitted per lot, except that no accessory dwelling unit shall be permitted on a lot which has more than one dwelling unit or a Communal Seniors Housing residence.
(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2

iv. Striking out subsection (6)(b) and replacing it with a new subsection (6)(b) as follows:

"(6)(b) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

v. Striking out subsection (7)(d)(xii) and replacing it with a new subsection (7)(d)(iii) as follows:

"(7)(d)(iii) for a detached secondary suite and carriage house, shall be located not less than 15 m (49.2') from any lot line.

vi. Striking out subsection (8)(b) and replacing it with a new subsection (8)(b) as follows:

"(8)(b) Notwithstanding Paragraph (a), the height of a principal dwelling unit or of an accessory building – including an accessory building that contains a carriage house - shall not exceed 10.5 m (34.5')."

vii. That subsection (8) be renumbered accordingly.

2.5.7 **Amending Section 56.1 – Amenity Residential 1 (AR1) Zone as follows:**

i. Amending subsection (2)(a) "Permitted Uses" by striking out subsection (v) and replacing with a new subsection (v) as follows:

"(v) Accessory dwelling unit, subject to Section 23"

ii. Amending subsection (2) "Permitted Uses" by striking out subsection (2)(b) and replacing with a new subsection (2)(b) as follows:

"(2)(b) Principal Dwelling unit"

iii. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**
(a) Only one principal dwelling unit is permitted per lot.
(b) Only one accessory dwelling unit is permitted per lot, except that no accessory dwelling unit shall be permitted on a lot which has more than one dwelling unit.
(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2

iv. Striking out subsection (6)(d)(ii) and replacing it with a new subsection (6)(d)(ii) as follows:

"(6)(d)(iii) for a detached secondary suite and carriage house, shall be located not less than 15 m (49.2') from any lot line.

vi. Striking out subsection (7)(a) and replacing it with a new subsection (7)(a) as follows:

"(7)(a) The height of a building or carriage house shall not exceed 10.5 m (34.5')."

vii. Striking out subsection (10)(a) and replacing it with a new subsection (10)(a) as follows:

"(10)(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

2.5.8 **Amending Section 57 – Rural Residential 1 (RR1) Zone as follows:**

i. Amending subsection (2)(a) "Permitted Uses" by striking out subsection (v) and replacing with a new subsection (v) as follows:

"(v) Accessory dwelling unit, subject to Section 23"

ii. Amending subsection (2) "Permitted Uses" by striking out subsection (2)(b) and replacing with a new subsection (2)(b) as follows:

"(2)(b) Principal Dwelling unit"

iii. Adding a new subsection (2)(c) as follows:

"(2)(c) Communal Seniors Housing, subject to Section 24.1"

iv. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**

(a) Only one principal dwelling unit or one Communal Seniors Housing residence is permitted per lot.

(b) Only one accessory dwelling unit is permitted per lot, except that no accessory dwelling unit shall be permitted on a lot which has more than one dwelling unit or a Communal Seniors Housing residence.

(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2

v. Striking out subsection (6)(d)(ii) and replacing it with a new subsection (6)(d)(ii) as follows:

"(6)(d)(ii) for a detached secondary suite and carriage house, shall be located not less than 15 m (49.2') from any lot line."

vi. Striking out subsection (7)(a) and replacing it with a new subsection (7)(a) as follows:

"(7)(a) The height of a building or carriage house shall not exceed 10.5 m (34.5')."

vii. Striking out subsection (10)(a) and replacing it with a new subsection (10)(a) as follows:

"(10)(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

2.5.9 **Amending Section 58 – Rural Residential 2 (RR2) Zone as follows:**

i. Amending subsection (2)(a) "Permitted Uses" by striking out subsection (v) and replacing with a new subsection (v) as follows:

"(v) Accessory dwelling unit, subject to Section 23"

ii. Amending subsection (2) "Permitted Uses" by striking out subsection (2)(b) and replacing with a new subsection (2)(b) as follows:

"(2)(b) Principal Dwelling unit"

iii. Adding a new subsection (2)(c) as follows:

"(2)(c) Communal Seniors Housing, subject to Section 24.1"

iv. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**
(a) Only one principal dwelling unit or one Communal Seniors Housing residence is permitted per lot.
(b) Only one accessory dwelling unit is permitted per lot, except that no accessory dwelling unit shall be permitted on a lot which has more than one dwelling unit or a Communal Seniors Housing residence.
(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2

v. Striking out subsection (6)(d)(ii) and replacing it with a new subsection (6)(d)(ii) as follows:

"(6)(d)(ii) for a detached secondary suite and carriage house, shall be located not less than 15 m (49.2') from any lot line."

vi. Striking out subsection (7)(a) and replacing it with a new subsection (7)(a) as follows:

"(7)(a) The height of a building or carriage house shall not exceed 10.5 m (34.5')."

vii. Striking out subsection (10)(a) and replacing it with a new subsection (10)(a) as follows:

"(10)(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

2.5.10 **Amending Section 59 – Rural Residential 3 (RR3) Zone as follows:**

i. Striking out subsection (2)(c) and replacing it with a new subsection (2)(c) as follows:

"(2)(c) Principal Dwelling unit
Accessory uses and buildings permitted only with a principal dwelling unit:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(iii) The keeping of livestock and bees, subject to Subsection (5)
(vi) Accessory dwelling unit, subject to Section 23"

ii. Adding a new subsection (2)(d) as follows:

"(2)(d) Communal Seniors Housing, subject to Section 24.1"

iii. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**
(a) Only one principal dwelling unit or one Communal Seniors Housing residence is permitted per lot.
(b) Only one accessory dwelling unit is permitted per lot, except that no accessory dwelling unit shall be permitted on a lot which has more than one dwelling unit or a Communal Seniors Housing residence.
(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2

iv. Striking out subsection (6)(d)(ii) and replacing it with a new subsection (6)(d)(ii) as follows:

"(6)(d)(ii) for a detached secondary suite and carriage house, shall be located not less than 15 m (49.2') from any lot line."

v. Striking out subsection (7)(a) and replacing it with a new subsection (7)(a) as follows:

"(7)(a) The height of a building or carriage house shall not exceed 10.5 m (34.5')."

vi. Striking out subsection (10)(a) and replacing it with a new subsection (10)(a) as follows:

"(10)(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

2.5.11 **Amending Section 60 – Rural Residential 4 (RR4) Zone (ALR) as follows:**

i. Striking out subsection (2)(c) and replacing it with a new subsection (2)(c) as follows:

"(2)(c) Principal Dwelling unit
Accessory uses and buildings permitted only with a principal dwelling unit:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Breeding kennel of not more than 10 dogs, subject to Animal Control Bylaw including issuance of a kennel licence
(iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(iv) Accessory dwelling unit, subject to Section 23"

ii. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**
(a) Only one principal dwelling unit is permitted per lot.
(b) On lots less than 0.8 hectares (1.98 acres), only one secondary suite is permitted per lot. On lots 0.8 hectares (1.98 acres) or greater, one secondary suite and one detached accessory dwelling in the form of a detached secondary suite or carriage house is permitted per lot.
(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2

iii. Striking out subsection (6)(d)(ii) and replacing it with a new subsection (6)(d)(ii) as follows:

"(6)(d)(ii) for a detached secondary suite and carriage house, shall be located not less than 15 m (49.2') from any lot line."

iv. Striking out subsection (7)(a) and replacing it with a new subsection (7)(a) as follows:

"(7)(a) The height of a building or carriage house shall not exceed 10.5 m (34.5')."

v. Striking out subsection (11)(a) and replacing it with a new subsection (11)(a) as follows:

"(11)(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

vi. Adding a new information note after subsection (11) as follows:

"***Information Note:*** *As of February 22, 2019 the Agricultural Land Commission Act was amended to limit the maximum size of the principal residence to 500 m2, with or without a secondary suite. Any proposal to increase the permitted size must be approved by the Agricultural Land Commission for a non-adhering residential use. This information note is provided for convenience only and proponents should review the Agricultural Land Commission regulations, as may be amended from time to time."*

2.5.12 **Amending Section 62 – Commercial 2 (C2) Zone (ALR) as follows:**

i. Striking out subsection (2)(g)(i) and replacing it with a new subsection (2)(g)(i) as follows:

"(2)(g)(i) Accessory dwelling unit, subject to Section 23"

ii. Deleting subsection (3) "Density" and replacing it with a new subsection (3) as follows:

"**(3) Density**
(a) Only one principal dwelling unit is permitted per lot.
(b) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2).
(c) Only one accessory dwelling unit is permitted per lot except that no accessory dwelling unit shall be permitted on a lot which has more than one dwelling unit.

iii. Striking out subsection (6)(a) and replacing it with a new subsection (6)(a) as follows:

"(6)(a) The height of a building or carriage house shall not exceed 10.5 m (34.5')."

iv. Striking out subsection (10)(a) and replacing it with a new subsection (10)(a) as follows:

"(10)(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

2.5.13 **Amending Section 63 – Commercial Recreation 1 (CR1) Zone as follows:**

i. Striking out subsection (2)(c)(ii) and replacing it with a new subsection (2)(c)(ii) as follows:

"(2)(c)(ii) Accessory dwelling unit, subject to Section 23"

ii. Amending subsection (3) "Density" by striking out subsection (3)(a) through (c) and replacing with new subsections (3)(a) and (b) and (c) as follows:

" (a) Only one dwelling unit is permitted per lot.

(b) There shall only be one accessory dwelling unit permitted per lot.

(c) The maximum density of a campsite, recreational cabin and manufactured home park use shall not exceed one unit per 675 m^2 (7,266 ft^2) of lot area except where an accessory dwelling unit is located on a lot, the permitted number of units shall be reduced by one unit."

iii. Striking out subsection (6)(g) and replacing it with a new subsection (6)(g) as follows:

"(6)(g) Notwithstanding paragraphs (a) through (f) buildings and structures for a detached secondary suite, or carriage house shall be located not less than 15 m (49.2') from any lot line)."

iv. Striking out subsection (7)(a) and replacing it with a new subsection (7)(a) as follows:

"(7)(a) The height of a building or carriage house shall not exceed 10.5 m (34.5')."

v. Striking out subsection (10)(a) and replacing it with a new subsection (10)(a) as follows:

"(10)(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

2.5.14 **Amending Section 64 – Commercial Recreation 2 (CR2) Zone as follows:**

i. Striking out subsection (2)(c)(iii) and replacing it with a new subsection (2)(c)(iii) as follows:

"(2)(c)(iii) Accessory dwelling unit, subject to Section 23"

ii. Amending subsection (3) "Density" by striking out subsection (3)(a) and (b) and replacing with new subsections (3)(a) and (b) as follows:

"(3)(a) Only one dwelling unit is permitted per lot.

(b) Only one accessory dwelling unit is permitted per lot, except that no accessory dwelling unit shall be permitted on a lot which has more than one dwelling unit."

iii. Striking out subsection (5)(g) and replacing it with a new subsection (5)(g) as

follows:

"(5)(g) Notwithstanding paragraphs (a) through (f) buildings and structures for a detached secondary suite, or carriage house shall be located not less than 15 m (49.2') from any lot line)."

iv. Striking out subsection (6)(a) and replacing it with a new subsection (6)(a) as follows:

"(6)(a) The height of a building or carriage house shall not exceed 10.5 m (34.5')."

v. Striking out subsection (9)(a) and replacing it with a new subsection (9)(a) as follows:

"(9)(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

2.5.15 **Amending Section 65 – Commercial Recreation 3 (CR3) Zone as follows:**

i. Striking out subsection (2)(c)(iii) and replacing it with a new subsection (2)(c)(iii) as follows:

"(2)(c)(iii) Accessory dwelling unit, subject to Section 23"

ii. Amending subsection (3) "Density" by striking out subsection (3)(a) and (b) and replacing with new subsections (3)(a) and (b) as follows:

"(3)(a) Only one dwelling unit is permitted per lot.

(b) Only one accessory dwelling unit is permitted per lot, except that no accessory dwelling unit shall be permitted on a lot which has more than one dwelling unit."

iii. Striking out subsection (5)(g) and replacing it with a new subsection (5)(g) as follows:

"(5)(g) Notwithstanding paragraphs (a) through (f) buildings and structures for a detached secondary suite, or carriage house shall be located not less than 15 m (49.2') from any lot line)."

iv. Striking out subsection (6)(a) and replacing it with a new subsection (6)(a) as follows:

"(6)(a) The height of a building or carriage house shall not exceed 10.5 m (34.5')."

v. Striking out subsection (9)(a) and replacing it with a new subsection (9)(a) as follows:

"(9)(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

2.5.16 **Amending Section 66 – Commercial Recreation 4 (CR4) Zone (ALR) as follows:**

i. Striking out subsection (2)(c)(iii) and replacing it with a new subsection (2)(c)(iii) as follows:

"(2)(c)(iii) Accessory dwelling unit, subject to Section 23"

ii. Amending subsection (3) "Density" by striking out subsection (3)(a) and (b) and replacing with new subsections (3)(a) and (b) as follows:

"(3)(a) Only one dwelling unit is permitted per lot.

(b) Only one accessory dwelling unit is permitted per lot, except that no accessory dwelling unit shall be permitted on a lot which has more than one dwelling unit."

iii. Striking out subsection (5)(g) and replacing it with a new subsection (5)(g) as follows:

"(5)(g) Notwithstanding paragraphs (a) through (f) buildings and structures for a detached secondary suite, or carriage house shall be located not less than 15 m (49.2') from any lot line)."

iv. Striking out subsection (6) and replacing it with a new subsection (6) as follows:

"(6) **Height of Buildings**

(a) The height of a building or carriage house shall not exceed 10.5 m (34.5')."

v. Striking out subsection (10)(a) and replacing it with a new subsection (10)(a) as follows:

"(10)(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres)."

READ a FIRST time this	day of	2025.
READ a SECOND time this	day of	2025.
PUBLIC HEARING held this	day of	202_.
READ a THIRD time this	day of	202_.
ADOPTED by Council this	day of	202__.

_____ _____

Mayor Corporate Officer

District of Metchosin

Official Community Plan

Bylaw 258, 1995

This bylaw has been consolidated **for convenience only**. Please contact staff to verify that the information contained in this document reflects the most current bylaw provisions.

The following amendment bylaws are incorporated:
254, 291, 293, 305, 314, 322, 326, 368, 405, 418, 443, 479, 485, 487, 505, 508, 540, 548, 565, 568 & 588

Captioned photographs are not available at this time.

DISTRICT OF METCHOSIN

BYLAW NO. 258

A BYLAW

To Designate a Community Plan as the Official Community Plan of the District of Metchosin

---

WHEREAS by Section 944(1) of the *Municipal Act*, the Council of a Municipality may adopt one or more community plans for one or more areas;

AND WHEREAS by Section 944(2) of the *Municipal Act*, an official community plan applies to land in the municipality that is designated in the plan as being covered by that plan;

AND WHEREAS the Council of the District of Metchosin has had a community plan prepared for all areas of the municipality, which community plan is attached hereto as Schedule "A", and deems it desirable to designate the community plan as the Official Community Plan;

NOW THEREFORE, the Council of the District of Metchosin, in open meeting assembled, enacts as follows:

1. The Community Plan attached hereto as Schedule "A" and made a part of this bylaw is hereby designated as the Official Community Plan for the District of Metchosin.

2. This bylaw may be cited for all purposes as the **"Metchosin Official Community Plan Bylaw, No. 258, 1995"**.

3. Bylaw No. 189, the "Metchosin Official Community Plan Bylaw No. 189, 1986" is hereby repealed.

Read a First time, with an affirmative vote of a majority of all members of Council, this **23rd day of October, 1995.**

Read a Second time, with an affirmative vote of a majority of all members of Council, this **23rd day of October, 1995.**

PUBLIC HEARING HELD this 14th day of November, 1995.

Read a Third time, with an affirmative vote of a majority of all members of Council, this 14th day of November, 1995.

ADOPTED, with an affirmative vote of a majority of all members of Council, this 14th day of November, 1995.

Clerk of the District of Metchosin

Mayor

Consolidated for convenience June 2012

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PART 1 - BACKGROUND AND PLAN MAP

1.1 LOCATION AND REGIONAL CONTEXT

Commented [TJ1]: Changes made to reflect current census, add land acknowledgment and correct references to names.

Metchosin is a rural community of ~~4,795~~5,067 persons (202~~106~~ Ceensus), located approximately 16 kilometres (10 miles) southwest of downtown Victoria. The District is situated on the traditional territory of the Sc'ianew (Beecher Bay), T'Sou-ke First Nations and Songhees Nation and is bounded by the City of Colwood, the District of Langford, the District of Sooke, the Juan de Fuca ~~Sooke~~ Electoral Area, Sc'ianew (Beecher Bay)~~Beecher Bay Indian Reserve~~ and the Strait of Juan de Fuca. See Location Map 1.

From a regional perspective, Metchosin has several significant functions. It contains much of the productive agricultural land within the Capital Regional District which provides food for the local market. It is the location of major institutions including substantial Department of National Defence holdings, a penal institution and an international college. It provides opportunity for rural living on large residential lots and on hobby farms. The unique and diverse natural environment with its strong marine orientation provides significant regional recreational opportunity. The community contains a number of regional scale parks, golf courses, a marina and a resort. The Plan should recognize these important regional functions and make provision for them.

The 1986 Metchosin Official Community Plan contained a separate set of Regional Plan Policies which were transferred from the 1974 Capital Regional District plans for the Electoral Area of Metchosin. The summary of the Regional Plan Policies section stated that the role of the Official Community Plan was to provide for the maintenance and preservation of a low density rural-agricultural community, adjacent to a major urban community. Emphasis was placed on the maintenance of an agricultural economy, the upgrading of regional parks and open spaces and the provision of residential development on moderate to large sized parcels. In this document, the Regional Plan Policies have been incorporated into the appropriate sections instead of remaining as a duplicate and distinct set of policies.

1.2 AREA COVERED BY THE PLAN AND THE METCHOSIN PLAN MAP

The Area Covered by the Plan, Map 2, shows all lands situated within the boundaries of the District of Metchosin. It encompasses 7040 hectares (17,396 acres) of land, and 937 hectares (2,314 acres) of foreshore and land covered by water. Included on the Plan Map 3, are islands of significant size such as Church Island, Swordfish Island, Race Rocks Ecological Reserve, Great Race Rocks and Haystock Islands.

Plan Map 3 shows the inter-relationship of the various land use designations or categories contained in the Plan.

The Plan does not regulate major holdings of the Federal and Provincial Governments, (such as the Department of National Defence lands) or control intertidal lands or Provincial Crown lands. While senior governments are not subject to Municipal control, the prominence of these holdings within the community requires that Plan policies relate to the functions and activities associated with them.

1.3 PURPOSE OF THE PLAN

Planning is the process of determining the community vision or future for itself within the social, political, economic and physical resources available and then, coming to a consensus on the means of achieving that future.

This document represents the stage in the planning process that has been reached to date. It is a comprehensive document dealing with the entire range of public and private land uses, the many community and private services, and the legal mechanisms available to the municipality. Generally, an Official Community Plan consists of written goals and objectives describing the desired vision or future, policies for its attainment, and a graphic display using a series of maps. Goals are long-range statements of the ideals sought by a community, objectives are intermediate steps in working toward a goal, and policies are the means for achieving an objective.

A Plan is a useful document, when it is based on consensus, and provides a coordinated action strategy so that public and private interests may undertake projects and make decisions with a common understanding. By establishing where and at what densities the future population will live, and the rate at which the community can be expected to grow, a plan serves as a working frame of reference for governmental officials and administrators. In addition, plan policies and the recommended methods and standards for implementation of these policies allow public facilities such as schools, parks and roads to be anticipated. A program for capital expenditures and land acquisition can then be prepared so that services will be available when and where they are needed.

Plan policies also serve property owners and developers as a means of evaluating their individual decisions. They are given some assurance by the Plan that once they invest in land, there will be reasonable continuity of land policies, thereby protecting their interests. A Plan should also guide the various private and public utilities responsible for providing services. Demands for such things as electricity and communications can be anticipated and facilities planned.

Planning is a process and the Community Plan for Metchosin is not a static document. Rather, it is a document requiring periodic review as conditions and needs change. The Plan should be reviewed and updated at intervals of not more than 5 years. It is essential that the Plan be adaptable, but this must not permit piece-meal amendments which disregard the spirit of the original effort. Any amendments must carefully consider the potential impacts on the entire community and must involve individual citizens, public and private groups and other governments.

1.4 INTERPRETATION OF THE PLAN

1.4.1 Any action which may change the intent of the Plan and the Plan Map 3 will require an amendment to the Plan.

1.4.2 Regulatory bylaws implementing this Plan may specify development criteria such as parcel size and density of development which are more restrictive.

1.4.3 Opportunity shall be provided for extensive public discussion prior to any amendments being made to the Plan.

1.4.4 The Plan establishes policies for the next twenty (20) years referred to as "the Plan Period".

1.4.5 The Plan shall be reviewed from time to time and an evaluation should be undertaken every five (5)
years from the date of adoption.

1.4.6 It is not implied that lands designated for potential park or public open space are free and open to the public or will necessarily be purchased by the District of Metchosin or any other public agency.

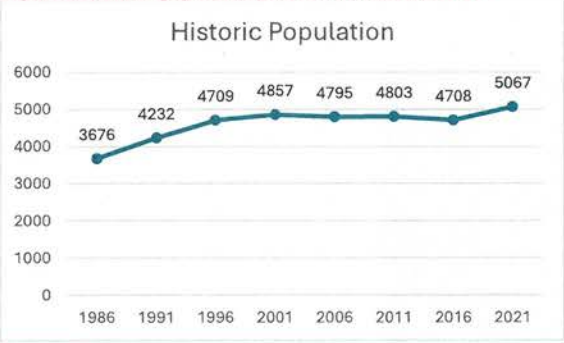
1.4.7 It is not implied that lands designated for potential road network will necessarily be developed by the District of Metchosin or any public agency.

1.5 METCHOSIN POPULATION AND DEMOGRAPHICS
(Bylaw 568, 2010)

Commented [TJ2]: Technical changes made to align data references and figures (e.g., population, housing, housing needs) with current census and statistical data

According to the 2021 Census, the District of Metchosin had an estimated population of 5,067 with an average age of 50.8. Between 2016 and 2021, the District grew by 7.6%, adding 359 new residents (see Figure 1). Metchosin is experiencing an aging population with seniors age cohort (65+) comprising 26% of the population, the largest age group in Metchosin, followed by pre-seniors aged 55 to 64 (18.5% of the population). In both the 2016 and 2021 Census periods, Metchosin reported an average household size of 2.5 persons, slightly larger than the Capital Regional District average of 2.2. Due to Metchosin's rural character, this average is not expected to increase significantly over the 20-year planning horizon to 2041.

Figure 1: Historic population for Metchosin, 1986-2021



Source: Statistics Canada Census Program, Census Profiles 1986, 1991, 1996, 2001, 2011, 2016, 2021

There was a total of 1,855 dwelling units within Metchosin at the time of the 2021 Census. 82% were owned and 18% were rented. Renter households have increased, growing from 245 in 2006 (14% of all households) to 330 in 2021 (18%). The predominant housing type is single-detached dwellings, which make up 77.9% of all occupied private dwellings in 2021.

~~The Metchosin population and development growth rates are important factors to examine within the Official Community Plan review. The 1986 Official Community Plan projected a 20-year build-out population of 6,170, or an average annual growth rate of approximately 3%. In 2006, 20 years later, the~~

~~population had only reached 4,795, and had actually declined in the five-year period between 2001 and 2006 – the only municipality within the Capital Regional District to experience a decline during that period. So not only has the DISTRICT not experienced the forecast growth, it has faced a small decline in the face of significant growth in surrounding West Shore communities.~~

~~There are a variety of statistics that are helpful in estimating a growth rate for the DISTRICT. In addition to the Census figures and past growth rates, other figures to consider are the population growth estimates for the CRD (derived using BC Stats P.E.O.P.L.E. 34 Model), which estimate that the region's population as a whole will grow from a 2006 population of 355,871 to a population of 434,973 by 2026. If the DISTRICT of Metchosin were to share the same growth rate, and accommodate a proportional share of the region's growth, then a forecast population of 5,861 would be appropriate. Notably, the DISTRICT is not anticipated to grow at a rate equal to that of the Region. This suggests that the 6,170 figure predicted in 1986 is still higher than that expected for the next 20 years.~~

1.5.1 Interim Housing Needs Report

The District's interim Housing Needs Report (2024) projects an anticipated five-year housing need (starting in 2021), of 285 units, and a 20-year housing need of 852 units (see Table A). The projections rely on a standardized Provincial formula, which may not align with local trends or constraints. The methodology prescribed by the Province estimates the number of additional dwelling units that would be needed to meet anticipated growth, suppressed household formation, housing vacancy rate, the demand buffer, etc. ~~Of the 852 units, 51.3% (436.95) are required to accommodate the anticipated household growth in the community over the next 20 years~~. These projections are not forecasts of population and they do not guarantee that 852 new units will be needed (or built).The projections are intended to identify anticipated housing needs over a period of at least 20 years and to form the basis for including statements and map designations for the area covered by the plan respecting the approximate location, amount, type and density of residential development required to meet anticipated housing needs.

Commented [TJ3]: Added to provide context for the 20-year anticipated housing need as part of aligning the OCP with new Provincial Housing requirements under LGA s.473(1)(a) and LGA s.473.1(3) which states:

An official community plan must include statements and map designations for the area covered by the plan respecting the the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 20 years;

Table A: 2024 Interim Housing Needs Report – anticipated 5 and 20 year housing need

Metchosin DM (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	10.06	40.25
B. Persons Experiencing Homelessness	11.85	23.70
C. Suppressed Household Formation	27.15	108.61
D. Anticipated Growth	175.57	436.95
E. Rental Vacancy Rate Adjustment	1.38	5.52
F. Additional Local Demand	59.31	237.25
Total New Units – 5 years	285	
Total New Units – 20 years		852

1.5.~~2~~1 ~~Population~~ Historical Growth and Future Outlook~~Projections~~

Historical Growth

From the mid-1800s when Metchosin was first settled until more recently, residential development has been limited primarily to housing for families involved in farming. These residences were on moderate to large holdings of the more productive farmland generally extending between Witty's Lagoon and Weir Beach.

Commented [TJ4]: The content originally found under Section 6.1 – has been relocated to here, as part of Part 1 - Background to better reflect its focus on the historical growth of Metchosin. This information provides important context and is more appropriately placed in the introductory section of the OCP.

In 1910, and again during the late 1940s, some subdivision into smaller parcels began to occur. Such

settlement took place on 0.8 to 2 hectare (2 to 5 acres) parcels of agricultural land and constituted an early version of "hobby farming". The Morland Road subdivision is an example of such development. As well, a limited amount of residential development on 0.2 hectare (less than 1/2 acre) parcels began to occur immediately north of Witty's Lagoon and also adjacent to Weir Beach due to the magnificent setting.

In the late 1960s and early 1970s, Metchosin experienced substantial growth in residential development. During this period, approximately four hundred 0.8 hectare (2 acres) lots were created in nine scattered residential concentrations ranging in size from 15 to 115 lots. This took place at a time when zoning permitted a 0.8 hectare (2 acres) minimum lot size, and was caused by high land costs and urbanization within the Victoria Area.

From 1976 to 1981, population in Metchosin increased from 2,980 to 3,260. The 1991 Census recorded a population of 4,232, and, in 1993, the population of Metchosin was estimated to be 4,410. Future population growth was projected by the original Metchosin Settlement Plan (1977) to be 5,000 persons in 1996 and approximately 5,500 in 2001. The 1986 Official Community Plan projected a 20-year population of 6,170 by the year 2006, representing an average annual growth rate of approximately 3%. In 1995, the Official Community Plan projected an average annual growth rate of 3.2% between 1993 and 2006, with a projected build-out population of 6,265 by the year 2006. By 2006, the population had only reached 4,795.~~Another factor which may impact the population projections is the number of persons per dwelling unit. This ratio has been falling in most southern Vancouver Island communities. In Metchosin in 2006, the population per dwelling unit was approximately 2.8 persons per unit. This figure is well above the average of 2.3 for the Capital Regional District. Because of the rural nature of Metchosin, it is not expected that the person per unit ratio will drop significantly over the duration of the 20-year Plan Period. The Official Community Plan growth rates should therefore not be altered due to person per unit ratios.~~

Future Outlook

Historical growth rates in Metchosin from 1986 to 2024 show an average annual population growth of 1.0%. If used as a growth projection, this would result in 1,013 additional residents by 2041 (a total population of 6,080).

Between 1995 to 2009, building permit data showed the net number of new dwelling units averaged 14.5 units per year. Between 2016 and 2024, building permit data showed the net number of new dwelling units averaged 7.8 units per year. Between 2016 and 2024, building permit data showed the net number of new dwelling units averaged 7.8 units per year. According to Statistics Canada, the total number of households occupied by usual residents increased from 1,818 in 2016 to 1,855 in 2021. This is an increase of 38 new dwelling units in five years, an average of 7.6 new dwelling units per year. In comparison, the projected 852 new housing units from the interim Housing Needs Report would average 42.6 dwelling units per year.

Table 1 – Newly Constructed Dwelling Units 2011 – 2024

Year	Total
2011	13
2012	7
2013	5
2014	4
2015	7
2016	4
2017	11
2018	9

Commented [TJ5]: The last growth projections are over a decade old. Updating the projections using current data was required to assess whether past assumptions still reflect recent trends and future expectations. This is also required to meet Provincial legislative requirement. A low, medium and high were provided because the province's 20-year housing projection falls under a high growth scenario, which does not match with Metchosin's past growth trends.

2019	7
2020	6
2021	9
2022	8
2023	6
2024	3
Total	**99**

The Interim Housing Needs Report (2024) projects that 852 housing units will be needed over the next 20 years. This would be an average of 42.6 dwelling units per year.

Three growth scenarios were established to provide a range of potential growth outcomes that may be experienced in the District of Metchosin over the next 20 years, to 2041. The housing needs projection of 852 units was included in the growth scenarios to meet provincial legislation requirements.

Low: The low-growth scenario is based on historical census data for the District of Metchosin from 1986 to 2021, which reflects an average annual growth rate of approximately 1.0%. Applying this rate, the population is projected to reach 6,080 by 2041, an increase of 1,013 residents.

Medium: The medium growth scenario is based on the average annual growth rate of 1.5% for Metchosin between the 2016 and 2021 census periods. Applying this rate, the population is projected to reach approximately 6,587 by 2041, an increase of 1,520 residents.

High: The high-growth scenario utilizes a 2% average annual growth rate. Using a 2% rate, it is projected that Metchosin may grow to 7,094 by 2041, an increase of 2,027 residents over the period 2021 and 2041. If the average household size remains consistent at 2.5 (as reported in the 2021 Census), this high growth projection aligns with the 20-year estimated need for an additional 852 housing units, as identified in Metchosin's 2024 Interim Housing Needs Report.

Considering the current and expected housing demand, and factoring in historical population growth, low growth is the most likely population scenario for Metchosin.

~~**1.5.2 Residential Dwelling Units**~~

~~In 2006 there were 1,730 private households in Metchosin. In 1996, there were 1,520 private dwellings, for an increase of 210 units or an average of 21 units per year. If an increase of 21 new dwelling units per year is maintained, approximately 420 new units could be expected from 2006 to 2026. Using the current figure of 2.8 persons per unit, this would result in a population increase of approximately 1,176 persons suggesting a population of approximately 5,971 by 2026. Furthermore, building permit totals for new dwellings over the past decade has averaged 14 units per year, and has been relatively steady, with the notable exception of 28 units in 2002, and only 9 units in 2008.~~

~~The breakdown of new units (calculated by totaling the number of dwelling unit permits less dwelling unit demolition permits in each given year) since 1995, by year and land use designation, is listed in Table 1. The average over that time is 14.5 units per year.~~

~~Table 1 Newly Constructed Dwelling Units 1995 2009~~

YEAR	RR1	RR2	RU	AG	UP	Others	Total
1995	1	4	5	1	4	0	15
1996	3	4	4	2	4	0	17
1997	0	5	3	2	2	2	14
1998	1	5	2	2	5	0	15
~~1999~~	~~1~~	~~4~~	~~2~~	~~0~~	~~9~~	0	16
2000	1	3	1	1	2	2	10
2001	1	6	0	0	4	2	13
2002	0	11	7	3	6	1	28
2003	1	2	1	1	7	0	12
2004	0	1	4	-1	4	3	11
2005	1	2	4	3	3	0	13
2006	1	1	6	1	6	0	15
2007	2	1	5	2	5	0	15
2008	1	1	6	0	1	0	9
2009	4	2	1	2	5	0	14
TOTALS	18	52	51	19	67	10	217

~~In the 20-year period between the years of 1986 and 2005, the average number of new dwelling units based on building permit statistics was 23 per year – similar to the numbers derived using the Census private dwelling information growth over the past 10 years. However, given the more recent numbers exhibited over the past 5 years it appears the number of dwelling units has declined. This adds additional weight to the suggestion that the 6,170 figure used in 1986 is unlikely to be attained by 2026. *(Bylaw 568, 2010)*~~

1.5.3 Review of Vacant and Potentially Subdividable Lots

In alignment with Provincial housing legislation, the District of Metchosin has undertaken a high-level review of vacant and potentially subdividable lots under existing residential designations to better understand its capacity to meet future housing needs, as shown in Table 2. ~~As part of the Official Community Plan review, the total number of residential lots that could be created through subdivision under existing Official Community Plan residential designations was projected.~~ This number is derived from looking at which lots have potential – based on area alone (i.e. other subdivision requirements such as frontage, availability of water, etc. were not considered) – to be subdivided, without any need for rezoning. The following provides an indication of what designations could accommodate new lots in the ~~DISTRICT~~District. Notably, the analysis does not include any lands owned by local, regional, provincial or federal governments, nor does it include lands in the Agricultural Land Reserve.

Commented [TJ6]: This section was updated to reflect current data. This is required under Local Government Act (LGA) s.473(1)(a) and LGA s.473.1(3) which states:

An official community plan must include statements and map designations for the area covered by the plan respecting the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 20 years

Table 2 – Potential Lots through Residential Subdivision

Land Use Designation	Potential New Residential Lots[1]
Rural Residential 1	57
~~Rural Residential 2~~	19
Rural	93
Upland	236
Agriculture[2]	28
TOTAL	433

1 Excluding CRD properties, Crown Lands and municipal parks

2 Subdivision in the ALR is subject to the provincial *Agricultural Land Commission Act* and ALC approval

Land Use Designation	Number of Existing Lots	Potential New Residential Lots
RU - Rural	266	92
RR1 - Rural Residential 1	562	46
RR2 - Rural Residential 2	279	32
UP - Upland	283	201
Total		**371**

(1) Basic Assumptions:
- (i) data is from the 2025 BC Assessment Roll
- (ii) does not include land owned by Capital Regional District (CRD), Crown, and the District of Metchosin
- (iii) does not include Park land. Although zoning on many parks in the District is residential, residential is not a potential because the lands are dedicated "park" so the minimum lot size for these lands are zero.
- (ii) Does not include land under the *Private Managed Forest Land Act*
- (iii) fractional lots have been rounded down
- (iv) subdivision estimate for 3900 Metchosin Road factored in the minimum lot size requirement of 16 hectares.
- (v) Agricultural Land Reserve lands were not included as these are subject to approval by the *Agricultural Land Commission*.
- (vi) For properties with more than one land use designation (i.e. RU/AG), priority was given to the dominant designation, which is the designation with the largest area on the property.

As per Table 2, a total of 371 new lots could potentially be created through subdivision. When combined with the number of existing vacant lots in the District (59), this results in a maximum residential build-out capacity of approximately 860 new dwelling units. Metchosin has sufficient capacity to support future population growth over the next 20 years, aligning with Provincial housing legislation.

~~According to Table 2, the number of new lots that could be created through subdivision is 433. Based on the review of building permit numbers and population trends, this suggests that the OCP has sufficient residential land designated to accommodate the anticipated housing needs over the plan time frame (2026).~~
~~*(Bylaw 568, 2010)*~~

1.6 GLOSSARY *(Bylaw 418, 2004)*

The following are terms for which many Plan policies require a basic understanding.

Accessory Dwelling Unit means a self-contained dwelling unit located on the same lot as a principal dwelling, which is secondary to the principal dwelling, and includes secondary suites, detached secondary suites, and carriage houses.

Commented [TJ7]: With the addition of carriage houses, grouping secondary suites, detached secondary suites and carriage houses under one heading "Accessory Dwelling Unit" provides clarity, consistency, and regulatory efficiency. A clear definition ensures that terms like secondary suite, detached secondary suite, and carriage house are consistently understood as accessory dwelling units.

Agricultural Land Reserve (ALR) - agricultural land designated as an agricultural land reserve under the BC *Agricultural Land Commission Act*.

Amenities - items that benefit the community and are sought in the course of development approval in accordance with Section 6.8.

Bare Land Strata - a special form of subdivision (see definition of "subdivision") which is subject to approval by the Subdivision Approving Officer under the *Strata Property Act*, in which some of the rights and responsibilities associated with the subdivided land are commonly held and managed by a Strata Corporation representing all of the individual lot owners.

Cash-in-lieu - the acceptance of money by the District in place of parkland dedication required for the approval of subdivisions in accordance with Section 510~~941~~ of the *Local Government Act,* and its amendments from time to time.

Communal Seniors Housing means a residential use operated by a non-profit or charitable organization, in which a group of senior residents live together in a single, shared building containing private bedrooms, each with access to a bathroom that may be private or shared, and shared common living, dining, and kitchen facilities. The housing provides a domestic style living arrangement for independent seniors, without personal or health care services, and is not a Community Care Facility or other licenced facility under the *Community Care and Assisted Living Act*. Light services such as meals, housekeeping, and social programming may be provided. An example is an Abbeyfield-style residence model. For the purposes of this Bylaw, Communal Seniors Housing is a distinct use, separate from a dwelling unit, and Community Care Facility.

Commented [TJ8]: New definition added to reflect new use added.

Conservation Covenant - an agreement between a land owner and a second party (such as a municipality, government agency, land trust or other non-governmental organization) in which the land owner agrees to certain restrictions on the use of the land in order to conserve important natural features. The covenant is registered on the title of the property and runs with the land in perpetuity. Owners are free to sell, lease, or otherwise deal with their property within the bounds of the covenant. Conservation Covenants are permitted and registered under the *Land Title Act*.

Crown Lands - untitled or titled lands owned and administered by the Provincial or Federal governments

or their agencies.

Density - in relation to land, a parcel of land or an area, means
(a) the density of use of the land, parcel or area, or
(b) the density of use of any buildings and structures located on the land or parcel, or in the area;

District - refers to the Municipality of the District of Metchosin.~~area within the boundaries of the District of Metchosin; "DISTRICT" (capitalized) refers to the corporate District Municipality of Metchosin~~.

Effective Impervious Area (EIA) means the total area of *Impervious Surface* on a parcel of land, including but not limited to, rooftops, asphalt and concrete parking *lots*, driveways and roads, whose runoff is directly connected to a *watercourse* or a receiving *water body* usually via an overland drainage system (including downspouts that *discharge* directly to gutters or driveways), but excluding those areas which are not directly connected to a *watercourse* or receiving *water body*.

Impervious Surface means any constructed surface that has a runoff coefficient greater than 0.8. Types of *impervious surface* include, but are not limited to rooftops, asphalt and concrete parking lots, driveways, and roads. Gravel surfaces and decks are considered pervious unless they cover *impervious surfaces*, or are constructed and/or compacted to a degree that causes their runoff coefficient to exceed 0.8.

Infrastructure - the "hard" services associated with development; e.g., roads, trailways, storm drains, water, sewer, etc.

Neighbourhood - a place of residence and local services, typically defined by a unique character derived from the history, housing style, physical setting and/or people in that location.

Open Space - lands on which structures for residential, commercial, institutional or industrial use are not located. These lands may be in a "natural" state (e.g., nature parks, reserves, undevelopable lands such as flood plains, beaches and wetlands) or "developed" state (e.g., playing fields, boulevards, squares, plazas, cemeteries). They may also be in the public domain (e.g., municipal, regional or provincial parks, roads, pedestrian networks), or in the private domain (e.g., golf courses, farms, woodlots, etc.).

Parkland Dedication (on subdivision) - under the *Local Government Act*, in some specific circumstances, the District may require land owners to dedicate (give land) up to 5% of a parcel of land for park purposes when they apply for subdivision of that parcel.

Plan – in its singular and unless otherwise stated, means the Official Community Plan of the District of Metchosin.

Proper Functioning Condition (PFC) – a condition in which adequate vegetation, landform or large woody debris is present in relation to *Riparian-wetland Areas* to:

- dissipate stream energy associated with high water flows, thereby reducing erosion and improving *water quality*;
- filter sediment, capture bedload, and aid *floodplain* development;
- improve flood-water retention and ground-water recharge;

- develop root masses that stabilize *watercourse* banks against cutting action;
- develop diverse ponding and *channel* characteristics to provide habitat and the water depth, duration and temperature necessary for fish production, waterfowl breeding, and other uses; and,
- support greater biodiversity.

For the assessment of *Proper Functioning Condition*, the *Qualified Professional* shall use the principles and assessment methods defined in A User Guide to Assessing Proper Functioning Condition (PFC) and the Supporting Science for Lotic Areas TR-1737-15 1998 or A User Guide to Assessing Proper Functioning Condition and the Supporting Science for Lentic Areas TR-1737-16 1999 (USDI, Bureau of Land Management and USDA Forest Service).

Qualified Professional means an applied scientist or technologist, or a team thereof, specializing in a particular applied science or technology including, but not limited to, ecology, agrology, biology, chemistry, engineering, geology or hydrogeology and, (a) who is a registered member in good standing in British Columbia of his or her appropriate professional organization, is acting under that organization's Code of Ethics and is subject to disciplinary action by that organization, and (b) who, through suitable education, experience, accreditation and knowledge, may be reasonably relied on to provide advice only within his or her area of expertise, and (c) who carries sufficient Professional Liability Insurance and General Liability Insurance to defend any recommendations made to the municipality in court and pay the fine if convicted, and (d) who's area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and (e) is acting within that particular area of expertise.

Rain Water Management Plan - a plan incorporating *rain water management facilities* used to reduce pollutants from, detain, retain, and dispose of rain water to best preserve or mimic the natural hydrologic cycle, or to incorporate sustainable design and construction practices by reusing *rain water*, on a *development* site. Public health and safety, aesthetics, maintainability, *capacity* of the existing *infrastructure* and sustainability are important characteristics of a site's *Rain Water Management Plan*.

Redevelopment - development that requires demolition or complete removal of existing structures or impervious surfaces at a site, and replacement with new development, but excludes maintenance activities such as top-layer grinding and re-paving, interior and exterior remodeling projects that do not increase the Impervious Surface area or the building footprint.

Riparian-wetland Areas - lands that are saturated or inundated at a frequency and duration sufficient to produce vegetation typically adapted for life in saturated soil conditions, or physical characteristics reflective of permanent surface or subsurface water influence. Riparian-wetland Areas include, but are not limited to, areas indicated on Map 4.

School District #62 – means Sooke School District #62, the school administrative area that serves the District of Metchosin.

Subdivision - a subdivision as defined under the *Land Title Act and/or the Strata Property Act.*

Subdivision Approving Officer - means an approving officer as appointed by the District Council under

Section 77 of the *Land Title Act*.

Water Body - rivers, watercourses, sloughs, drainages including intermittent streams and seeps, and ponds, lakes, wetlands, and coastal waters.

Watercourse - a natural drainage course or source of water, whether usually containing water or not, including a lake, pond, river, stream, creek, spring, ravine, swamp and gulch and also includes a man-made depression with well-defined banks and a bed 0.6 m (2 feet) or more below the surrounding land serving to give direction to a current of water at least 6 months of the year or having a drainage area of .32 square km (0.12 square miles), any of which may be enclosed or in a conduit, but excludes roadside ditches.

Watershed - an area of land defined by its highest elevations from which water, such as rainfall and snowmelt, drains towards a single point. A watershed drains water into a watercourse, which drains into a larger watercourse, river, lake or ocean. Watersheds represent a defined area of land in which ecological structure, functions and processes are tightly intertwined and inextricably connected to human activities and land use.

PART 2 - ENVIRONMENTAL POLICIES

2.1 ENVIRONMENTAL MANAGEMENT

In large part, it is the varied and scenic natural environment that makes Metchosin such a desirable place to live. Rocky shorelands and sand beaches overlook the Strait of Juan de Fuca and the Olympic Mountains. Witty's Lagoon, with salt and fresh water marshes, sandy bluffs and beaches, constitutes a lagoon ecosystem of the first order. Rare plant communities flourish within the wooded uplands, and creeks and streams roll through the lowlands to the sea.

Besides providing aesthetic appeal, Metchosin's natural environment offers far-reaching and substantial benefits to the community. Coastal marshlands stabilize shorelines and nourish many types of aquatic life which are basic links in the food web sustaining commercial and sport fisheries. These marshlands also constitute an important centre of waterfowl and shorebird activity. Wooded uplands moderate surface water runoff and prevent erosion of soil, increase groundwater filtration, and trap sizable quantities of moisture. Creeks and streams help determine the quantity of water resources by transporting runoff water and replenishing underground reservoirs. Streams also nurture wetlands providing breeding, maturing and feeding habitat for many species of fish and wildlife. See Sensitive Environments, Map 4.

It is important that these benefits are recognized and that growth is managed in a way that does not impair the natural environment particularly the more sensitive eco-systems. Failure to do so could result in substantial, if not irreversible, damage in the years ahead. Without strict controls, there is potential for increased siltation of creeks and streams and the filling of channels with serious consequences for aquatic habitat and flooding.

Some protection of sensitive environments has been initiated through their acquisition as parks. Notable examples are Witty's Lagoon, Albert Head Lagoon, and Devonian and Matheson Lake Parks. Additional measures for the protection of sensitive environments will be necessary. Environmental management must go beyond establishing park areas. It is necessary to understand how natural systems function and establish a compatible relationship between human activity and the environment with

emphasis on the more sensitive ecosystems. Bylaws and incentives to maintain natural vegetation, including tree cutting bylaws for purposes other than maintenance of slope stability, are important ways of maintaining the District's natural diversity and contribution as a carbon store. A variety of measures should be explored and introduced to encourage conservation of Metchosin's biodiversity and environmental heritage including education, incentives, and regulation.

2.2 OBJECTIVES

2.2.1 To base land use decisions on the capability of the land to support various types, scales and intensities of use.

2.2.2 To promote the conservation of the biodiversity of the District - the variety of natural communities, native wild species and populations, and domesticated species and populations.

2.2.3 To maintain creeks, streams and inland wetlands in their natural state by minimizing the impact of development.

2.2.4 To maintain uplands, forested lands and areas with old growth Douglas Fir in their natural state, where these lands are not within the Forest Land Reserve, by minimizing the impact of development.

2.2.5 To manage marine shorelands in a manner compatible with the biological and physical processes acting on and within them.

2.2.6 To identify and preserve sensitive natural environments for future generations and to maintain sufficient lands in their natural state so that rare and diverse plant and animal life will continue to exist and flourish.

2.2.7 To ensure that unstable land with erosion potential is protected from the adverse effects of development and settlement and to ensure that development is controlled in flood hazard areas.

2.2.8 To preserve heritage sites for future generations.

2.2.9 To promote the restoration of land with no agricultural potential and/or previously degraded land to wildlife habitat.

2.2.10 To mitigate detrimental impacts of climate change, and to reduce community greenhouse gas emissions by 33% over 2007 levels by 2020. *(Bylaw 568, 2010)*

2.3 GENERAL ENVIRONMENTAL POLICIES *(Bylaw 418, 2004)*

Definition: Environmental management in Metchosin will be directed towards the preservation of a sustainable community in harmony with our Pacific Coast ecosystem. The policies of this plan have been developed in order to preserve the Sensitive Environments, as identified on Map 4, including lakes, watercourses, Riparian-wetland Areas, marine shorelands, wildlife habitat, unique and attractive vegetation, lands with erosion and flooding potential, and culturally modified heritage sites.

2.3.1 The Sensitive Environment policies and designations, identified on Map 4, supersede all other land use policies, and designations identified on Plan Map 3 with the exception of land located within the ALR where conflicts between agricultural and environmental objectives and policies shall be resolved in consultation and with the concurrence of the Agricultural Land Commission (ALC).

2.3.2 In considering proposed development, Council shall have due regard for methods to maintain the Proper Functioning Condition of Riparian-wetland Areas; and for the protection of Sensitive Environments identified on Map 4.

2.3.3 In exercising his/her discretion in the review of subdivisions, the Approving Officer is encouraged to require methods to maintain the Proper Functioning Condition of Riparian-wetland Areas; and for the protection of Sensitive Environments identified on Map 4.

2.3.4 More detailed information or studies may be requested by the Municipality where a proposed subdivision or development might be against the public interest. Additional information on the possible impacts of the proposed development shall include but not be limited to the following:

(1) soil cover;
(2) slopes;
(3) natural tree cover and other flora and fauna;
(4) air quality;
(5) quality and quantity of surface water and groundwater systems;
(6) drainage patterns;
(7) the marine environment; and
(8) the hydrologic balance

This information shall apply to both the proposed development site as well as the surrounding land and water areas which Council, or the Approving Officer in the case of subdivisions, deems to be affected. Part 13.5 provides a further description of the information or studies that may be required.

2.3.5 The use of Sensitive Environments for outdoor recreational activities such as walking, hiking, bicycling, horseback riding, picnicking and nature study should be permitted by public agencies where such use will not seriously damage the environment.

2.3.6 When a Sensitive Environment is developed for recreational use, the natural landscape, vegetation and wildlife of such lands should not be disturbed except for proper access and the provision of necessary facilities.

2.3.7 Sensitive Environments under private ownership are not free and open to the public and will not necessarily be purchased by the District~~ISTRICT~~ or any other public agency.

2.3.8 The ongoing review and generation of accurate maps and the preparation of regulatory bylaws which implement the policies of this Section shall be undertaken based on detailed and practical field investigation.

2.3.9 The District ~~ISTRICT~~ shall prepare and maintain an inventory of Sensitive Environments. A systematic process of review of the inventories for Map 4 shall be developed. The data collected in this inventory review process is to be forwarded to Council as an amendment to the OCP and Map 4 on an annual basis or as required. This environmental inventory research process should include but not be limited to:

(1) native and rare species and habitat;
(2) rare and endangered plant life;
(3) review of introduced species and the protection of native species from introduced species;
(4) Riparian-wetland Areas and lagoons;
(5) unique and attractive vegetation;

Map 4 and the Inventory Review Process should inform and assist in the preparation of Development Permit Area policies and guidelines.

2.3.10 In an effort to achieve additional onsite open space, to reduce the impacts of development on lands subject to flooding, and/or protect environmentally sensitive areas, the implementation of alternative standards, including cluster housing and cluster subdivisions, may be considered as the situation warrants.

2.3.11 Owners of environmentally sensitive and floodplain lands will be encouraged to dedicate such lands for conservation purposes and receive the applicable income tax benefits made possible under Federal tax and revenue legislation. Landowners and developers will be encouraged to work with accredited conservation organizations early in the development process to identify opportunities to donate or bequeath environmentally sensitive and floodplain lands.

2.4 WATERCOURSES AND WATER BODIES:

2.4.1 Where possible, lands subject to flood should be used for parks, trails, open space, recreation or agricultural uses whenever such use is compatible with the maintenance of the Proper Functioning Condition and habitat of Riparian-wetland Areas.

2.4.2 When no other land is available, and where manufactured homes or buildings to be used for habitation, business, or the storage of goods damageable by floodwaters are to be located in any area liable to flooding, flood-proofing to standards specified by the Ministry of ~~Water, Land and Air Protection~~Environment and Parks shall be required.

2.4.3 Flood-proofing to less than full requirements as specified by the Ministry of ~~Water, Land and Air Protection~~ Environment and Parks shall be permitted for farm dwellings on parcels greater than 8 hectares (19.8 acres) within the Agricultural Land Reserve (ALR), and for closed-sided livestock structures.

2.4.4 Vegetation adjacent to watercourses and water bodies should be maintained to stabilize banks, moderate water temperature to that necessary for fish and aquatic life, minimize the impacts of erosion, sedimentation and eutrophication, and to maintain overall water quality.

2.4.5 Dredging, filling or channelling of watercourses and water bodies, and any other activities that would adversely alter stream hydrology, the shape of the channel, or the Proper Functioning Condition of Riparian-wetland Areas, shall not be permitted.

2.4.6 High priority should be given to establishing linear pathways along watercourses and water bodies, consistent with the preservation and enhancement of stream bank vegetation, and for the protection of the Proper Functioning Condition of Riparian-wetland Areas, to the extent necessary to moderate water quality and quantity for aquatic life while recognizing the need to protect agricultural land. Recreational uses compatible with the preservation of watercourses and water bodies should be encouraged. The development of facilities for outdoor recreational activities such as walking, hiking, horseback riding, picnicking and nature study around Riparian-wetland Areas should be carried out by public agencies.

2.4.7 Provision should be made for public access to watercourses and water bodies, and for vehicle parking areas, which would not adversely affect the environment, the Proper Functioning Condition of Riparian-wetland Areas, or the adjacent residential uses.

2.5 RIPARIAN-WETLAND AREAS

2.5.1 Disposal of septic disposal system effluent shall not be permitted within Riparian-wetland Areas or on adjacent lands that drain directly into them, unless otherwise permitted by the Provincial Medical Health Officer.

2.5.2 Soil removal, compaction, dredging, filling, or dumping within Riparian-wetland Areas that adversely affects Proper Functioning Condition shall not be permitted.

2.5.3 Riparian-wetland Areas should be maintained as wildlife habitat, parks and/or open space, and recreational uses may be permitted whenever such use is compatible with the maintenance of the Proper Functioning Condition and of the habitat.

2.6 MARINE SHORELANDS:

Definition: Within Metchosin, there are Rocky Shores, Drift Sector Beaches, Pocket Beaches, Low- Energy Shores and Lagoon Ecosystems, as shown on Marine Shorelands, Map 5. In addition, the two types of beaches are further categorized into three distinct classes of beach based on the accretion and erosion characteristics. The combinations of shore categories and distinct beach classes produce a diverse range of marine shorelands. Most of the geotechnical and environmental concerns about shores relate to the processes of drift and accretion along the shore and the process of slope regression above the shores.

(a) General Marine Shoreland Policies:

2.6.1 The District of Metchosin may give consideration to the following:

(1) discuss with senior levels of government for coordinating future land use policies as they pertain to the management of Metchosin's marine shorelands.

(2) monitor shore processes with particular concern for slope regression rates, lateral drift rate and stability of Class I accretion beaches.

(3) determine, in conjunction with the Ministry of Environment~~, Lands~~ and Parks, ways and means of undertaking:

(a) where desirable and feasible, a program of beach stabilization using natural nonstructural techniques, such as the planting of dune grasses where appropriate;

(b) beach enhancement programs wherever it is possible to upgrade a Class II beach to a Class I beach (see Definitions of beaches); and

(c) the removal or reduction of development intrusions not consistent with the maintenance of the shoreline.

2.6.2. The set back requirements specified in this Section may be increased as local conditions warrant.

2.6.3 The improvement of public access should be ensured in the course of land development where such access is not detrimental to Sensitive Environments.

2.6.4 Any desired works to be placed on foreshore lands from the mean high water mark seaward requires application to the appropriate provincial and/or federal government agency responsible.

2.6.5 Public recreational use of marine shorelands should be consistent with the suitability of each shore type for the proposed use.

(b) Rocky Shores:

Definition: Rocky shores are stable shores comprised of exposed bedrock with an absence of unconsolidated material at extreme low tide. Relative to other types of shores, they are low in biological productivity but rich in biotic diversity and aesthetic quality and are characterized by lichens, snails, barnacles, mussels, seaweeds, anemones and sea stars.

2.6.6 No building or structure shall be located and no fill shall be placed or removed from any site within 15 horizontal metres (50 feet) of mean high water on Rocky Shore slopes except where engineering and resource management studies indicate that a lesser setback is acceptable.

2.6.7 Although the biological capability of Rocky Shore slopes to support life is relatively low, the natural biota may provide habitat for rare species of animal life and that value should be considered with each development proposed.

(c) Drift-Sector Beaches:

Definition: A Drift-Sector is an integrated and independently operating erosion beach system which may extend for many miles in length and be separated from adjacent drift-sectors by either natural or artificial boundaries. Metchosin contains one large drift-sector extending from Weir Beach to Witty's Lagoon. A drift-sector generally contains the following three classes of beaches:

Class III Beaches are erosional beaches located at the base of coastal bluffs or cliffs from which sand and gravel is provided for accretion of Class I beaches further along the drift-sector. Class III beaches are totally submerged at high tide with no dry backshore berm.

Class II Beaches are marginal erosion beaches located at the base of coastal bluffs or cliffs from which sand and gravel is eroded providing a secondary source of beach material for accretion on Class I beaches further along the drift-sector. Class II beaches are largely submerged at high tide with only a limited amount of walkable dry backshore under such conditions.

Class I Beaches are the accretion terminals of a drift-sector where material eroded from Class II and III beaches is deposited. Class I beaches remain dry and walkable at high tide and have a large backshore berm permitting ease of public access and use. They constitute the most important recreational beaches. Biotically, beach shores are of intermediate productivity and diversity relative to the other shore types.

2.6.8 The use and management of the Drift-Sector Beaches should be based on the maintenance of the present natural system of erosion, transport and build up of beach material along the length of the Drift-Sector designated on Map 5.

2.6.9 Because the existence and maintenance of the Class I beaches are dependent on the supply of material eroded from Class II and III beaches, no bulkheading or placement of any shore protection structures will be permitted within a drift-sector except where engineering and resource management studies indicate otherwise.

2.6.10 To ensure that material eroded from Class II and III beaches is transported the full length of the shoreline to Class I beaches, docking or other facilities which impede the natural processes will not be permitted within drift-sectors.

2.6.11 Due to active slope recession with considerable sloughing and slide evidence, no building or structure will be permitted within a minimum of 60 horizontal metres (200 feet) from mean high water adjacent to Class II and Class III drift-sector beaches except where geotechnical engineering and resource management studies indicate a lesser setback is acceptable.

2.6.12 On the slopes adjacent to Drift Sector Beaches, no material of any kind shall be removed within a minimum of 60 horizontal metres (200 feet) landward of mean high water.

2.6.13 The location of the mean high water mark and the establishing of setbacks from Class II and Class III slopes should be reviewed at 5 year intervals, or as required, to determine if slope regression has placed residences at risk.

(d) Pocket Beaches:

Definition: A Pocket Beach is a sand and gravel beach along which no lateral drift of beach material takes place because it is contained between two headlands. The Pocket Beach is formed by the onshore and offshore movement of material. Pocket beaches are generally between 30.5 metres (100 feet) and 91.5 metres (300 feet) in length.

With Pocket Beaches, as with Drift-Sector Beaches, there are three classes. However, unlike the classes of Drift-Sector Beaches which are contained adjacent to one another within the Drift-Sector. Each class of Pocket Beach exists independently.

Class III Beaches are erosional beaches located at the base of coastal bluffs or cliffs with no dry backshore berm. Such beaches are totally submerged at high tide.

Class II Beaches are marginal erosion beaches located at the base of coastal bluffs or cliffs that supply the upper foreshore with a fairly heavy drift berm without creating a stable dry backshore zone above high tide.

Class I Beaches are rollback pocket beaches characterized by a backshore wetted only under extreme tide and wave conditions permitting ease of public access and use. They constitute the most important recreational class of beach.

2.6.14 No building or structure shall be located and no fill shall be placed or removed from any site within 15 horizontal metres (50 feet) of mean high water adjacent to Class I and Class II pocket beaches except where engineering and resource management studies indicate that a lesser setback is acceptable.

2.6.15 Because Class III pocket beaches are located at the base of cliffs which are subject to erosion, no building or structure, no placing or removal of fill or other material will be permitted within 15 horizontal metres (50 feet) landward of mean high water adjacent to Class III pocket beaches.

2.6.16 No bulkheading or placement of any shore protection structures will be permitted on Class I, Class II or Class III pocket beaches except where engineering and resource management studies indicate otherwise.

(e) Low-Energy Shore Zone

Definition: Low-Energy Shores are estuarine shores which form part or all of a cove or inlet. They may be characterized by marshy shores, shallow and muddy foreshores, and generally having low banks. As with Pocket Beaches, there are three classes of Low-Energy Shores each existing independently. However, in Metchosin, there is only one Low-Energy Shore - entirely a Class III (erosional) located at the head of Pedder Inlet.

Similar to a Lagoon Ecosystem, the estuarine shore also provides a unique biological environment. Fresh-water creeks and streams flowing into the cove or inlet offer rather unusual habitat. There is currently insufficient information available relating to the protection and preservation of the Low-Energy Shore zones. Therefore, further research is recommended.

2.6.17 No building or structure shall be located and no fill shall be placed or removed from any site within 15 horizontal meters (50) feet of mean high water adjacent to the Low-Energy Shore, except where engineering and resource management studies indicated that a lesser setback is acceptable.

2.6.18 No bulkheading or placement of any shore protection structures will be permitted on a Low-Energy Shore except where engineering and resource management studies indicate otherwise.

(f) Lagoon Ecosystems:

Definition: The central component of a Lagoon Ecosystem is a body of salt water which has been cut off from the ocean by a barrier or spit of land and which allows the formation of a sheltered biological environment. This unique environment frequently includes a salt-water marsh and estuarine area into which flows fresh water from upland creeks and streams. This combination of fresh and salt water has very high biological productivity and diversity. It offers significant aesthetic and habitat attributes.

2.6.19 Only such uses as limited agriculture and low intensity recreational uses, which do not require structural intrusion, will be permitted in Lagoon Ecosystems.

2.7 WILDLIFE HABITAT:

Definition: Wildlife habitats are detailed on Map 4 and include lands more suitable than other areas in Metchosin for supporting a large number and/or variety of wildlife species. They therefore require special consideration. Wildlife habitat areas are closely associated with other sensitive environments such as streams, inland wetlands and marine shorelands.

2.7.1 Where Wildlife Habitats coincide with lakes, creeks, streams, inland wetlands or marine shorelands, setback requirements subject to the Land Use Bylaw and development restrictions in the Subdivision Servicing Bylaw shall be strictly applied.

2.7.2 Maximum retention of ground cover and natural vegetation is to be ensured, and the enhancement of native wildlife habitats is to be encouraged and supported on Wildlife Habitat Lands.

2.7.3 An environmental study in accordance with Policy 2.3.3 will be requested in conjunction with subdivision and development proposals for land defined as Wildlife Habitat.

2.7.4 Use of Wildlife Habitat for passive recreation activities such as nature interpretation is to be permitted provided that such use is not harmful to or incompatible with the wildlife.

2.8 SURFACE EROSION POTENTIAL:

Definition: Lands with Surface Erosion Potential and Unstable Soils are indicated on Map 4 and include lands subject to substantial soil loss if vegetation cover is removed and lands which are liable to slope regression due to unstable steep slopes. Some Upland areas of Metchosin have slopes in excess of 30% (about 27 degrees) and some shore slopes have experienced regression of close to 5.0 metres in the past 40 years.

2.8.1 Use of lands classified as having Surface Erosion Potential or Unstable Soils must give strict attention to retaining natural vegetation to minimize erosion and land movement.

2.8.2 The regulatory bylaws prepared from this Plan shall guide development in a manner which minimizes erosion potential.

2.8.3 An environmental study including an assessment by a geotechnical engineer may be requested when development is proposed on areas having slopes of 30% or greater.

2.9 UNIQUE AND ATTRACTIVE VEGETATION:

Definition: Lands identified as Unique and Attractive Vegetation on Map 4 are among the most significant biotic features of the community.

2.9.1 Preservation of areas of unique and attractive vegetation is encouraged.

2.9.2 The identification and review of unique and attractive vegetation shall be maintained as part of the Environmental Inventory review process (Section 2.3.9).

2.10 HERITAGE SITES:

Definition: Heritage Sites are culturally modified environments which should be preserved. They vary from highly significant encampment areas used by indigenous peoples to sites yielding a limited number of artifacts. In order to protect Heritage Sites, site locations are not included on any map available to the public.

2.10.1 Before approval of any development on any lot containing a designated heritage site, the comments and approval of the Heritage ~~Conservation~~ Branch should be obtained.

2.11 SAND AND GRAVEL DEPOSITS:

There are no major sand and gravel deposits suitable for extraction.

2.12 TREE COVER:

The residents of Metchosin value trees for the many environmental and aesthetic benefits they provide. Wooded areas moderate ground water runoff, limit soil erosion, increase ground water infiltration and provide wildlife habitat. Trees also contribute significantly to the variety and natural scenic beauty of Metchosin. The current tree cutting bylaw requires a permit for the cutting of trees in:

(1) areas with soil erosion and slope instability potential,
(2) areas subject to ponding and flooding, and
(3) the North Bilston Watershed area

The tree cutting bylaw shall be maintained in order to minimize potential erosion and slope regression effects. See the Tree-Cutting Permit Area Map which is appended to the Tree-Cutting Permit Bylaw regulations.

2.12.1 Cutting of trees for land uses other than agricultural production is to be discouraged, and opportunities are to be taken to incorporate wooded areas into plans for new development retaining a buffer between agricultural and commercial or residential uses.

2.12.2 Council shall consider and adopt a range of measures to encourage preservation of trees such as continuing to monitor the existing Tree Cutting Permit process and extending the Tree Cutting Bylaw to include all lands within 15 metres of the natural boundary of any

creek, stream or watercourse.

2.12.3 Areas within the Forest Land Reserve are exempted from Section 2.12.

Arden Family photo, August 1919,Weir Beach

2.13 CLIMATE CHANGE AND GREENHOUSE GAS EMISSIONS *(Bylaw 568, 2010)*

Addressing and mitigating the impacts of climate change is a topic that will challenge the District~~ISTRICT~~ in the years ahead. The *Local Government Act* (RSBC 1996) has made it a requirement for municipalities to incorporate community targets for reducing greenhouse gas emissions for the entire District~~ISTRICT~~, and policies and actions to achieve those targets. To support of those efforts, the Province has begun an inventory process to identify the levels of emissions from various sources in each community. The process continues to be refined, and the District~~ISTRICT~~ is working to ensure the numbers accurately reflect both the emissions as well as the contributions that the District~~ISTRICT~~'s forested lands make in storing carbon, but the inventory gives the District ~~ISTRICT~~ a starting point for monitoring its emissions. Climate change, and greenhouse gas emission reduction, is the responsibility not only of the ~~DISTRICT's~~District, but of each individual in the community.

While maintaining a relatively small population and limiting growth should prevent emission levels from increasing, making significant emission reductions promises to be a challenge. One of the key findings of the Community Energy and Emissions Inventory is that transportation is responsible for the majority of Metchosin's emissions. As a rural community, reducing reliance on vehicles, and use of alternate transportation (transit, cycling, carpooling, etc.) is difficult given the travelling distance and minimal transit services, but reducing unnecessary trips, sharing rides, or incorporating alternative transportation into part of a daily commute can be part of the solution. The District~~ISTRICT~~ has committed to becoming carbon neutral by 2012, and is working to assess and reduce its corporate emissions. Maintaining a low population is also hoped to limit greenhouse gas emissions. Furthermore, the District~~ISTRICT~~ will prepare a community greenhouse gas emission reduction strategy together with community consultation, to identify policies and actions that will assist the community in reaching its targets.

While it is difficult to predict the community's success, the District~~ISTRICT~~ has selected 33% reductions from greenhouse gas emissions by 2020 over levels recorded in 2007 as its target, consistent with the targets set by the Provincial Government as well as the CRD, in hopes of inspiring the community to act. While ambitious, it illustrates the urgency in working to change behaviours now, to create a legacy for the future, and ensure Metchosin retains its character and value for subsequent generations.

2.13.1 The District~~ISTRICT~~ will prepare, in consultation with the community, a community greenhouse gas emissions strategy outlining policies and actions directed to achieving its objective of a 33% reduction over 2007 emission levels by 2020. After it is prepared, the strategy will be updated as necessary in response to new ideas, or information.

2.14 BILSTON FLOODPLAIN DEVELOPMENT PERMIT AREA: *(Bylaw 418, 2004)*

2.14.1 **Designation** (Natural Environment, Natural Hazard)

The *Local Government Act* provides that an Official Community Plan may designate lands as Development Permit Areas for protection from hazardous conditions, and for protection of the natural environment. The *Local Government Act* further provides that the lands so designated shall not be altered in any way, or subdivided, and structures shall not be built or added to within the lands designated as a Development Permit Area, until a Development Permit has been issued by the local government.

All lands within the upper 200-year floodplain of Bilston and Metchosin Creeks, as defined in the Bilston Creek Flood Hazard Assessment of September 1994 by Stanley Associates Engineering, are hereby designated as a Development Permit Area, for the protection of development from hazardous conditions pursuant to Section ~~919.1(1)~~(488 (1) (b) of the *Local Government Act*, and for the protection of the natural environment, its ecosystems and biological diversity pursuant to Section ~~919.1~~488(1)(a) of the *Local Government Act*. These lands are generally shown on Map 6 as the Bilston Floodplain Development Permit Area, and are also identified in "Appendix 3 - Bilston Creek 200-Year Flood Elevations."

2.14.2 **Special Conditions (Justification)**

As a result of major flooding over the years, Bilston Creek and its tributaries have been the subject of many hydrological reports and engineering studies. Together, these reports demonstrate the need for enhanced regulations and policies for protecting the Bilston Creek 200-year floodplain by controlling rain water runoff, and mitigating the adverse impacts on the floodplain area. The most recent of these studies, the BC Ministry of Environment's Report, the "Bilston Creek Flood Hazard Assessment September 1994" by Stanley Associates Engineering Ltd, has provided general descriptions of the problems, reviewed the drainage situation and proposed design solutions.

The upper Bilston Creek Floodplain is characterized by lands that may be prone to recurring flooding, resulting in erosion, sedimentation and diminished water quality (both to groundwater and aquatic systems) and habitat, and having a negative impact upon properties. Activities that result in erosion and sedimentation, the removal of vegetation, dumping of refuse and other activities (both natural and man-made), and increases in Effective Impervious Area within the upper Bilston Creek Floodplain, may increase the effects of flooding and reduce habitat value for aquatic species. Because the upper Bilston Creek Floodplain, above Glen Forest Way, was included in the previous 'no-subdivision' moratorium area first established by the Capital Regional District, and is the most immediately vulnerable area receiving drainage from the upper catchment area of the Bilston Creek watershed, it is being designated as a Development Permit Area for the protection of flooding.

Bilston Creek also provides sensitive native vegetation, wildlife habitat and water features, which are important for the protection of a fish-bearing watercourse and for the natural character of Metchosin. Building of structures or roads, or substantial land clearing or disturbance could harm the functions of these natural systems, and diminish their rural character. Measures have been, and should continue to be, put in place to mitigate flooding problems and to maintain the Proper Functioning Condition of Riparian-wetland Areas.

Council has established the following objectives and guidelines with respect to this

Development Permit Area.

2.14.3 Objectives

(1) To regulate development in the upper 200-year floodplain so as to protect the properties and habitat features from the potential impacts of flooding.

(2) To match post-development flows to pre-development flows, such that there is no increase in the volumes or rates of flows in receiving Riparian-wetland Areas.

(3) To maintain current ground water levels and groundwater recharge systems.

(4) To minimize or eliminate the introduction of contaminants into rain water, so as to protect the water quality of Riparian-wetland Areas and groundwater supplies.

(5) To ensure effective sediment and erosion control measures are used in all new development and redevelopment.

(6) To promote the use of integrated methods of rain water management that match site-specific conditions and balance environmental, economic and social considerations.

(7) To employ the principles and practices of the federal/provincial Guidelines and Best Management Practices concerning rain water management and other applicable guidelines as they are released.

2.14.4 **Guidelines**

Development Permits issued in the Bilston Floodplain Development Permit Area shall be in accordance with the following:

Land Alteration

(1) Unless otherwise exempted under Section 2.13.9, no land alteration, subdivision, or building (inclusively referred to as 'development') shall occur unless:

(a) the Proper Functioning Condition of Riparian-wetland Areas is sustained, and

(b) the proposed development will not unduly result in, or otherwise be subject to, the potential risk of flooding as determined by the report of a Professional Engineer under Section 2.13(5), to the satisfaction of the District~~ISTRICT~~.

(2) All areas proposed for land alteration shall be clearly demarcated by plan, and flagged on-site, prior to approval of the Development Permit.

(3) Compaction of soils and removal of vegetation, especially trees, shall be minimized. A disturbed site will be re-vegetated using water-retentive plant species indigenous to the site, or other non-invasive plants suitable to maintain the Proper Functioning Condition of adjacent watercourses and/or Riparian-wetland Areas.

(4) Stumps should be left in place where practical to provide some soil stabilizing influence until alternative vegetation is established.

(5) The Development Permit may designate and specify where necessary, a buffer zone within which land alteration or structures may be prohibited, or limited with certain conditions adhered to, in accordance with the recommendations of a Professional Engineer subject to Section 2.13.5.

(6) Adverse impacts on water quality - that is, on temperature, suspended solids, nutrients, and toxins – shall be minimized throughout land alteration, subdivision and/or building activities. Nutrient-rich run-off water will be prevented from entering water features from residential or commercial developments or agricultural activities.

(7) Erosion and sediment control measures for the proposed development during and after construction and/or land altering activities will be specified in the permit.

(8) Individual lots, buildings, structures and Impervious Surfaces shall be designed and situated to minimize alteration of natural site features, to improve surface-to-ground infiltration, and to protect and sustain the Proper Functioning Condition of Riparian-wetland Areas.

(9) For subdivisions, mechanisms such as the registration of restrictive covenants, clustered housing and/or the dedication of parks and trails may be utilized, to ensure new lots, building sites, parks and trails, roads, and services are configured in a manner that sustains the Proper Functioning Condition of Watercourses and Riparian-wetland Areas, and to promote surface-to-ground infiltration of drainage.

(10) Measures to conserve domestic and irrigation water, including bio-retention cells (rain gardens), infiltration trenches, rain barrels and cisterns, and roof-top storage will be identified and encouraged.

(11) The District~~ISTRICT~~ may require the applicant to register a statutory right-of-way in a format acceptable to the District~~ISTRICT~~, to address overland flow arising from lots or from beyond lots, which crosses into adjacent parcels, into a municipal storm drainage system, or into watercourses.

(12) Development Permits issued with regard to road and driveway construction in this area will ensure that:

(a) watercourse crossings are located so as to minimize disturbance of water feature banks, channels, Riparian-wetland Areas, and vegetation cover;

(b) bridges are used instead of culverts for crossings of fish-bearing watercourses, wherever possible; and

(c) where culverts are used, their size will be large enough to accommodate 200-year flood conditions. Culverts should be placed to allow unrestricted movement of fish in both directions. Where desirable, culverts may be designed to retard low flows and encourage in-stream storage of water.

2.14.5 **Professional Engineer's Report to Assess Potential Flooding**

(1) Where a Geotechnical Report certifies that land with a potential flooding hazard area may be used safely for the use intended, the issuance of a Development Permit may be conditional upon the implementation of all conditions contained in the Report respecting siting, structural design, maintenance or planting of vegetation, placement of fill, the installation of rain water management facilities, and the replacement of storage volumes based on the 200-year flood level.

2.14.6 Municipal Response

The DistrictISTRICT should:

(1) evaluate the feasibility of purchasing, protecting, and/or dedicating flood-prone or otherwise environmentally sensitive lands for use as park, open space, trails, forest reserve, or greenbelt;

(2) support programs to monitor both surface and ground water to establish patterns of change;

(3) work with proximate agencies to construct flood-control measures such as ponds and wetlands along watercourses using low-elevation dams or weirs;

(4) encourage appropriate agencies to monitor and regulate activities outside the municipal boundaries which have affected or could affect the flow and/or quality of the water in Bilston Creek.

2.14.7 Exemptions:

(1) Development Permits are not required for the approval of development in the Bilston Floodplain Development Permit Area where a BC Land Surveyor or Professional Engineer has confirmed by submission of a statement and plan to the DistrictISTRICT that the development is located not less than 600 mm above the 200-year flood plain elevation of Bilston Creek and its tributaries. The "Upstream Elevation" provided in "Appendix 3 - Bilston Creek 200-Year Flood Elevations," shall be used as a reference to calculate the 200-year flood plain elevation.

(2) Development Permits are not required for the approval of subdivisions in the Bilston Floodplain Development Permit Area where the DistrictISTRICT is satisfied that all of the following conditions are addressed prior to development:

(a) a Report by a Qualified Professional has been prepared that satisfies the objectives and guidelines for this DPA under Section 2.13.5;

(b) a Geotechnical Report has been prepared pursuant to the DISTRICT's District"Geotechnical Guidelines" that satisfies the objectives and guidelines for this DPA under Section 2.13.6;

(c) a Rain Water Management Plan is prepared in accordance with Section 2.9.2 of *Metchosin Protection and Management of Rain Water Bylaw No. 467, 2004* that satisfies the objectives and guidelines for this DPA under Section 2.13.4(6).

(3) Development Permits are not required in the Bilston Floodplain Development Permit

Area for the following activities:

(a) Habitat improvement activities undertaken by the DistrictISTRICT, the Ministry of ~~Water, Land and Air Protection~~Environment and Parks, or other agencies approved by the DistrictISTRICT to conduct such work. Habitat improvement activities may include programs to remove invasive species.

(b) Any construction on a lot, replacement of an existing building, or alteration to an existing building, where a Qualified Professional has provided certification that there will be no increase in the Effective Impervious Area on that lot, and/or that post-development rain water runoff rates and volumes are within 90% of the pre-development rates and volumes.

(c) Site disturbances and construction in relation to the preparation of a building location, and/or services, where the cumulative total area of the disturbed surface and construction does not exceed 10 m2 in a given calendar year.

(d) Routine landscaping for residential purposes where the total area of new landscaping does not exceed 100 m2 in any calendar year.

(e) Works required by the Provincial Emergency Program, the RCMP, a Provincial Ministry or the DistrictISTRICT as a response to an emergency.

(g) Works initiated by the DistrictISTRICT for the purpose of maintaining existing infrastructure, enhancing the Proper Functioning Condition of Riparian-wetland Areas, monitoring and collecting stream and/or hydrometric data, and/or to mitigate flooding.

(h) The removal of soil that is exempted from the requirements of a Soil Removal Permit under the provisions of Bylaw No. 402 and Bylaw No. 465.

(f) The deposit of soil that is exempted from the requirements of a Soil Deposit Permit under the provisions of Bylaw No. 402 and Bylaw No. 465.

(g) The cutting and removal of trees that is exempted from the requirements of a Tree Cutting Permit under the provisions of Tree Management Bylaw No. 287.

2.15 CENTRE MOUNTAIN DEVELOPMENT PERMIT AREA: *(Bylaws 443, 2003 & 508, 2006)*

2.15.1 Designation:

In accordance with the Local Government Act Section ~~919.1 (1)~~, 488 (1), an official community plan may designate development areas for the following purposes:
(a) protection of the natural environment, its ecosystems and biological diversity;
(b) protection of development from hazardous conditions; and,
(f) establishment of objectives for the form and character of commercial, industrial or multifamily residential development.

The following guidelines and those contained in Section 2.13 and Part 8 of the Official Community Plan shall apply to the Area specified within the Official Community Plan on Map #6. Where land is subject to more than one Development Permit Area designation, a single development permit is required addressing all conditions. The application will be subject to the requirements of all applicable development permit guidelines, including any covenants registered on title.

2.15.2 Special Conditions (Justification):

The Centre Mountain area is located in the northeast sector of Metchosin. It contains a valley bottom where Metchosin Creek flows. Centre Mountain is a main feature of the topography and has some craggy steep slopes. This is a very natural and picturesque area. Any development in this area should be carefully designed to reflect and not detract from the natural features. Simple elegant design should reflect the natural theme with the use of vaulted ceilings, large open rooms, using a post and beam or heavy timber construction and natural stone. For the purpose of issuing Development Permits in accordance with Part 14~~26~~, Division 7~~9~~ of the *Local Government Act*, the Development Permit Criteria contained within the Official Community Plan and the following guidelines shall apply in those areas designated for the protection of the natural environment, its ecosystems and biological diversity, for the protection of development from hazardous conditions also for the establishment of objectives for the form and character of commercial development.

In accordance with Section ~~920~~ 489 of the *Local Government Act*, Council may issue Development Permits that vary the District of Metchosin's ~~Zoning~~ Land Use Bylaw or other bylaw enacted under Part ~~26~~ 14 and Division 7 or 11 of the Act.

2.15.3 Requirements:

The District~~ISTRICT~~ shall require the following information to be submitted with Development Permit applications, as relevant to the project being considered:

(1) Legal information, including copies of the current state of certificate title, copies of all statutory rights-of -way and covenants;
(2) Detailed development information, including conceptual site plans, elevations, grading plans and landscape plans. All plans and drawings are to be prepared by a suitable professional experienced in the appropriate discipline.
(3) Development data, including site area, site coverage, floor space, parking requirements, number of units, fire fighting access routes, etc.;
(4) Detailed servicing information, including existing and proposed water, hydro, gas, sanitary and storm water sewer servicing;
(5) Detailed site context information, including sketches, profile drawings or photographs of the

proposed development in relation to the site and/or neighbourhood;

(6) Transportation Study, including traffic patterns, sound attenuation measures, buffers and traffic flows;

(7) Infrastructure Analysis, including evaluation of local infrastructure capacity;

(8) Public Facilities Evaluation, including inventory of public facilities such as schools, churches and parks, and future demand estimates;

(9) Environmental Assessment, including inventories of native vegetation, wildlife and habitat, tree cutting, retention and replacement plans, required blasting and evaluation of potential impacts.

2.15.4 Site Criteria:

Site Plans should depict those areas that may be dedicated or otherwise preserved for public use. Natural areas containing significant community features such as watercourses, rock bluffs, mountaintops or other natural features significant to the community or region should be protected and retained in their natural state for the use and enjoyment of visiting guests and the public. Constructed or man-made features will reflect the natural environment. Man-made features or buildings shall not be visually intrusive to views on-site or off-site from or into the development and shall not 'pierce' natural ridge lines or be located on top of natural bluffs or mountain tops where visual pollution may occur. Watercourses or other naturally unique features worthy of preservation shall not be altered or otherwise detrimentally impacted. Various protection techniques may be incorporated including, but not limited to, outright purchase, donation to an organization dedicated to preservation of natural areas, dedication as park, use of restrictive covenants, etc. Those areas that may be subject to flooding, rockslide or movement or other natural hazards should be identified and retained in their natural state and remain free from development.

2.15.5 Building Form:

Buildings should compliment their natural rural setting and be constructed of logs or heavy square timbers, in a post and beam style of construction with high open ceilings. Rural rustic features should be encouraged, consisting of such natural materials such as river rock or fieldstone fireplaces or other features made of rock, wood or natural slate. Simple elegant design should be a hallmark of the development. The roof of buildings should consist of steep pitches, dormers and should be constructed to reflect natural shakes or slate in keeping with the rustic image. Buildings should reflect the following:

- Buildings should be sited to take advantage of the natural area and not pierce view corridors of natural ridge lines and maximize views both on and off-site.
- Rooftop equipment shall not be permitted.
- Flat roofs are not permitted. The roof of all buildings shall be designed in a visually interesting manner and broken up through the use of variable architectural design features.
- The exterior of all buildings shall be tied together by common building themes, colours, materials and finishing. A visually attractive appearance must be provided by using a combination of fenestration, finishing and landscaping.
- Exterior building material indigenous to the natural theme of the West Coast is encouraged. Use of natural rock, heavy timber and logs is encouraged.
- Attractive view corridors into and away from all buildings must be identified and maintained.
- Loading, outdoor storage areas and service equipment and corridors must be located away from the clientele and public using the buildings and be screened from view using natural landscaping and man-made features or a combination thereof.

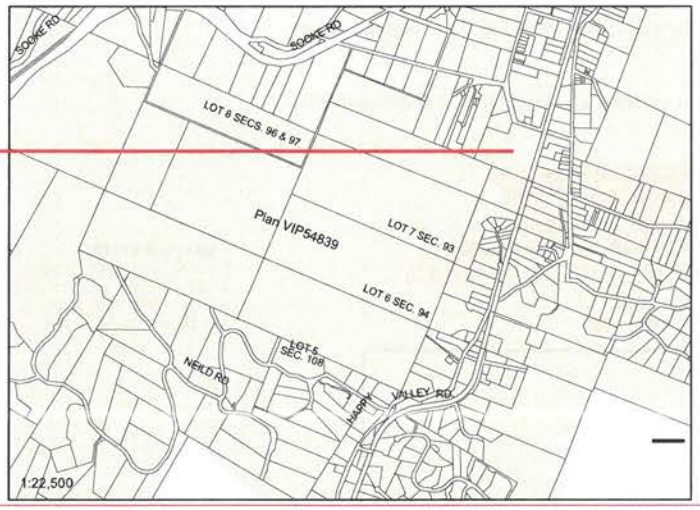
- Exterior lighting of the building or of other man-made features such as pools and walkways shall be indirect ground oriented and not create any glare while providing for public safety.

The foregoing guidelines and those contained within section 2.13 of this Official Community Plan apply to the following four lots:

~~Lot 5, Section 108, Metchosin District, Plan VIP54839, PID 018-034-179;~~
~~Lot 6, Section 94, Metchosin District, Plan VIP54839, PID 018-034-187;~~
~~Lot 7, Section 93, Metchosin District, Plan VIP54839, PID 018-034-195;~~
~~Lot 8, Sections 96 & 97, Metchosin District, Plan VIP54839, PID 018-034-209~~
Lot A Section 93 Metchosin Plan EPP69605 & SEC 94 96 & 108, PID 030-095-875
Lot E Section 108 Metchosin Plan EPP69605, PID 030-095-913
as indicated ~~in shading~~outlined in blue within th~~e~~is plan below:



Commented [TJ9]: Some of these old referenced lands are now in Langford as a result of the 2017 land swap. Amendments made to reflect the legal descriptions of the lands in Metchosin with an updated map.


SOOKE RD
SOOKE RD
LOT 6 SECS. 96 & 97
Plan VIP54839
LOT 7 SEC. 93
LOT 6 SEC. 94
LOT 5 SEC. 108
NEILD RD
HARPER
VALLEY RD
1:22,500

2.16 SHORELAND SLOPES DEVELOPMENT PERMIT AREAS:

The ~~Municipal Act~~*Local Government Act* provides that a community plan may designate development areas to be protected from hazardous conditions. The ~~Municipal Act~~*Local Government Act* further provides that in such areas land shall not be altered in any way or subdivided and structures not be built or added to until a Development Permit has been issued. Council has established the following designation, special conditions, and guidelines.

2.16.1 Designation: *(Bylaw 418, 2004)*

The 1993 Hazard Land Management Plan has identified areas of the Metchosin shoreland slopes as having erosion, land sloughing and drainage problems.

The Shoreland Slopes areas are shown on Map 6 Shoreline Slopes DPA, and are hereby designated as areas for the protection of development from hazardous conditions pursuant to Section ~~919.1~~488(1)(b) of the *Local Government Act*.

The Plan has identified three Shoreland Slope classification zones, based on the degree of slope instability and surface erosion potential. Slopes classified as zone 2 and 3 are slopes with the greatest potential for sloughing, slumping and debris flows and have been included in the Development Permit Area.

2.16.2 Special Conditions:

The major concern is that lands, particularly in the Park Drive - Farhill Road area, have experienced a dramatic rise in ground water levels due to adjacent developments during the last two decades. Other areas of the Shoreland slopes have experienced significant slope erosion in the past. There is a community desire to mitigate any further development-related impacts on the marine shorelands.

2.16.3 Policies

Development Permits issued shall be in accordance with the following:

(1) The construction or alteration of buildings on existing lots shall be permitted subject to the Building Permit process when Council is satisfied that the Development Permit Guidelines (Section 2.14.4) have been met, and, when required, Council is satisfied with the Engineer's Report (Section 2.14.5).

(2) Where a Development Permit is applied for in conjunction with an application for subdivision approval, rezoning, or both, the Development Permit shall be conditional on the successful completion of those other permits and shall lapse if the subdivision or rezoning is not approved.

2.16.4 Guidelines:

(1) All applications for new development in the Development Permit Area shall be required to have an Engineer's Report (described below).

(2) Removal of vegetation shall be minimized.

(3) House construction, regrading, and excavation of fill (including for road building) is not permitted within 60 metres of the edge of the slope except where geotechnical engineering and resource

management studies indicate that a lesser setback is acceptable.

2.16.5 Engineer's Report:

Before a development permit is issued, the applicant shall be required to furnish a report at his\her expense from a registered professional engineer with geotechnical experience which will certify that the proposed development will produce no adverse impacts on the shoreland slopes and will not place buildings or structures in danger of slope slippage.

The Engineer's Report shall demonstrate that consideration has been given to the following:

(1) (a) siting and setbacks of development structures, roads, and services,
(b) minimizing paving and impervious materials, and,
(c) implementing infiltration techniques so as to limit runoff;

(2) designing runoff detention ponds, drainage works, or sediment traps or basins to reduce the flow of runoff and silt during land clearing and construction.

(3) development near shoreland slopes must address the impact of surface water on slope stability, vegetation and soils, and make recommendations to remedy that already damaged; and

(4) removal of trees (with a valid tree-cutting permit) or other vegetation should be allowed only where necessary and where alternate vegetation and/or erosion control measures are established. If possible, stumps should be left in place to provide some soil stabilizing influence until alternative vegetation is established. Plans delineating extent of vegetation/tree removal (location, species and diameter of trees) and location of proposed construction, excavation and/or blasting, may be required.

The District~~ISTRICT~~, at its discretion, may also submit the Engineer's Report to review by a second Engineer at the applicant's expense, and/or directly to the Ministry of Environment for their comments.

2.16.6 Municipal Response

The District~~ISTRICT~~ should:

(1) evaluate the feasibility of purchasing environmentally sensitive shorelands for use as park, forest reserve, or greenbelt;

(2) initiate programs to monitor both surface and ground water to establish patterns of change;

(3) work with proximate agencies to establish erosion and land sloughing control measures.

2.17 METCHOSIN DEVELOPMENT APPROVAL INFORMATION AREA *(Bylaw 479, 2004)*

2.17.1 Authorization

Section ~~920.01(1)~~484 of the *Local Government Act* allows for an Official Community Plan to:

- specify circumstances in which development approval information may be required,
- designate areas for which development approval information may be required, and
- designate areas for which, in specified circumstances, development approval information may be required.

2.17.2 Designation

All of the lands within the Bilston Floodplain Development Permit Area, as shown in Map 6, Bilston Floodplain DPA, are hereby designated as a Development Approval Information Area.

2.17.3 Objectives

The objectives of this Development Approval Information Area designation are to:

(a) Protect the quality of groundwater and aquifers within the lands against possible pollution from land development;

(b) Protect the Proper Functioning Condition of all Riparian-wetland Areas, watercourses and water bodies within the lands; and,

(c) Preserve and enhance the natural environment, including its sensitive ecosystems, habitat and bio-diversity of the lands, and to minimize the effect of development on the lands undergoing development and adjoining lands especially with respect to siting of roads, driveways, potential erosion and water drainage problems.

2.17.4 Justification

The collection of specific Development Approval Information is necessary while considering development of these lands, to ensure the District~~ISTRICT~~ is provided with complete information to properly assess and mitigate conditions caused by that development, and its impact on the natural environment, the Proper Functioning Condition of Riparian-wetland Areas, and the safety and supply of groundwater resources. The collection of Development Approval Information is necessary for the District~~ISTRICT~~ to undertake informed decisions in its role of reviewing development applications.

2.17.5 Circumstances and Information Required

Further to the information specified within the Development Permit Areas as designated by this Official Community Plan, the following information may be required for consideration of a zoning bylaw amendment, a Development Permit, or a Temporary Commercial or Industrial Use Permit:

On-site Sewage & Rain Water Disposal

(1) The applicant may be required to provide a report at his/her expense prepared by a Professional Engineer or Geoscientist, registered in the province of British Columbia with experience in hydrogeological engineering and pedology, which assesses the proposed development site's on-site sewage and rain water disposal capabilities, and provides recommendations and/or conclusions as to the suitability of the soil and local site conditions for the purpose of disposing rain water and sewage on-site, such that the integrity and quality of water in any underlying aquifer is not compromised, and such that there is no loss of Proper Functioning Condition of any Riparian-wetland Areas, watercourses, or water bodies that would arise from the development.

Water Quality

(2) The applicant may be required to provide a report at his/her expense certified by a Professional Engineer or Geoscientist, registered in the province of British Columbia and experienced in hydrogeological investigations, including capture zone analysis and groundwater stewardship, for any proposed development of lands that already contains, or is proposed to include, any of the purposes or activities listed in Schedule 2 of the Contaminated Sites Regulation, (B.C. Reg. 375/96). The purpose of the report is to ensure that hazardous materials storage and handling procedures, facility design and operation will not compromise the integrity of any underlying aquifer, and/or any loss of the Proper Functioning Condition of Riparian-wetland Areas, watercourses, or water bodies. The report shall address site design, and Best Management Practices for sewage and hazardous materials handling, storage, clean-up and disposal. The report shall also include an assessment of the proposed on-site sewage disposal system(s) and provide recommendations and/or conclusions as to the suitability of the system and soil conditions for the proposed development. Specified mitigation measures may include descriptions of physical structures and/or facility-specific operational plans and guidelines. The report must specify conditions and works required to appropriately collect and discharge rain water runoff as part of these developments, may include recommendations pertaining to registration of a Restrictive Covenant to prohibit particular high risk land uses or activities or to specify other restrictions on use of the property, and recommendations for on-going monitoring, operations and maintenance of the treatment system.

Assessment of Rain Water Runoff

(3) The applicant may be required to furnish a report at his/her expense certified by a Professional Engineer or Geoscientist, registered in the province of British Columbia and experienced in storm drainage investigations and rain water source controls, with recommendations to meet or exceed the following criteria:

(a) the proposed development has been assessed for all events up to the predicted 1:200-year storm event, and it is confirmed this development will produce no alteration to the pre-development hydrograph for that site by maintaining at least 90% of the pre-development rain water runoff rates and volumes throughout and after the development, and

(b) the rain water runoff resulting from this proposed development will not contribute to higher flood elevations or increased erosion within the lands being developed or any point downstream of the development, based on the predicted 1:200-year storm event.

Assessment of Proper Functioning Condition (PFC)

(4) The applicant may be required to furnish a report at his/her expense certified by a Qualified Professional with experience in hydrology and stream ecology, for the assessment of Proper Functioning Condition of any Riparian-wetland Areas, watercourses, or water bodies within the development site or downstream from the development site, with recommendations to meet or exceed the following criteria and objectives:

(a) The rain water runoff resulting from this proposed development will not contribute to a loss of Proper Functioning Condition of any Riparian-wetland Areas, watercourses and/or water bodies within the lands, or downstream of the lands, based on the principles and assessment methods defined in A User Guide to Assessing Proper Functioning Condition (PFC) and the Supporting Science for Lotic Areas TR-1737-15 1998 or A User Guide to Assessing Proper Functioning Condition and the Supporting Science for Lentic Areas TR-1737-16 1999 (USDI, Bureau of Land Management and USDA Forest Service).

(b) To establish pre-development baseline data of (i) rain water runoff rates and volumes, (ii) water quality, and (iii) the Proper Functioning Condition of any Riparian-wetland Areas, watercourses and/or water bodies within the lands, or downstream of the lands, based on the principles and assessment methods defined in A User Guide to Assessing Proper Functioning Condition (PFC) and the Supporting Science for Lotic Areas TR-1737-15 1998 or A User Guide to Assessing Proper Functioning Condition and the Supporting Science for Lentic Areas TR-1737-16 1999 (USDI, Bureau of Land Management and USDA Forest Service).

Assessment under the B.C. Riparian Areas Protection Regulation

(5) The applicant may be required to furnish an Assessment Report at his/her expense certified by a Qualified Professional, as defined by and meeting the intent of the Riparian Areas Protection Regulation (the Regulation), with recommendations to meet or exceed the following criteria and objectives:

(a) That the Qualified Professional is qualified to conduct the Assessment Report in accordance with the Regulation,

(b) That the Assessment Methods have been followed in accordance with the Regulation,

(c) That in the opinion of the Qualified Professional, the proposed development will cause no harmful alteration, destruction, or disruption of natural features, functions and conditions (as defined by the Regulation) that support fish life processes in the riparian assessment area.

Confirmation of 200-year Floodplain

(6) For consideration of development applications for properties located within the Bilston Floodplain Development Permit Area, a contour plan prepared by a BC Land Surveyor or Professional Engineer shall be submitted to the DistrictDISTRICT identifying the extent of the 200-year floodplain of Bilston Creek and its tributaries located within the property, and the corresponding maximum elevation of the 200-year floodplain, based on Figure 11 and Figure 12 of the BC Environment report entitled "Bilston Creek Flood Hazard Assessment September 1994" prepared

by Stanley Associates Engineering Ltd. The plan shall be submitted in both paper and digital format (ESRI-compatible '.dxf' or '.dwg' UTM NAD83).

Geotechnical Assessment for Lands Subject to Flooding

(7) For consideration of development applications for properties located within the Bilston Floodplain Development Permit Area, the applicant may be required to furnish a geotechnical report at his/her expense, in accordance with the District~~DISTRICT's~~ Geotechnical Assessment Guidelines as adopted through this Plan, sealed by a Professional Engineer with experience in the assessment of geotechnical hazards to life and property resulting from potential flooding.

(8) A report required under 2.17.5(7) shall be completed with certification that:

(a) the land may be used safely for the intended development over the projected life of the development, taking into account adjacent land uses; and

(b) measures regarding the siting and design of structures or works, placement of fill, and maintenance or planting of vegetation, specified in the assessment, can and will be taken to ensure the development and its associated land uses are able to safely withstand the hazard.

PART 3 - AGRICULTURE

3.1 BACKGROUND

Metchosin is recognized as a rural community. Agricultural practices contribute significantly to the attraction of the community and help define the rural lifestyle. The wise and thoughtful interaction between the various rural and agricultural land uses is important to the overall sense of Metchosin as a rural community.

Definition of Rural: The open land, pastures, farming and grazing lands are the foundation of the community and are complemented by large tracts of uplands land, residential areas, forests, walking and riding trails and park land. The fragile interdependence between these primary rural uses is essential to Metchosin and is considered a non-renewable regional resource which shall be protected.

Definition of Agricultural Areas: The Agricultural designation on Plan Map 3 identifies areas considered suitable for agricultural uses.

Agricultural production in Metchosin began in the early 1850s when the first homesteaders established a 121 hectare (300 acre) farm between Witty's Lagoon and the site now occupied by St. Mary's Church. Other homesteaders soon followed, cultivating potatoes, vegetables, strawberries and tree fruits and establishing prosperous dairy, pig and sheep ranching enterprises. The Robert Weir family, one of the largest landowners in these early times, raised Southdown sheep numbering close to 1000, while the Gaven family established a herd of quality Jerseys. In the late 1890s, the Metchosin Farmers Institute was formed to provide a unified voice for the farming community and to generally improve the conditions of rural life.

As on the Saanich Peninsula and in the Victoria area, the agricultural soils of Metchosin were developed from glacial and marine deposits. These soils are among the best on Vancouver Island, yet production has been somewhat limited by high water tables or low moisture-holding capacity. Productivity can be substantially enhanced with irrigation systems and the development of alternative farming methods which are particularly suited to individual crops.
In addition to the provincial protection on the size of farm holdings, the Plan commits to retain the existing size of agricultural parcels.

The local agricultural sector in Metchosin is well established, with many producers having resided in the area for decades, implementing innovative farming approaches to manage landscapes and adapt to a changing climate. The Metchosin agricultural sector includes an abattoir that is used by producers from within and outside the community, and the farms provide food for residents of greater Victoria and beyond.

This trend has coincided with a rise in organic farming and specialty product or niche farming. Organic farming practices are encouraged for all small and large scale agricultural enterprises. Diversification of agricultural products and production methods are essential to the future success of farming in Metchosin. Another factor which will contribute to a viable agricultural practice in Metchosin is the recognition of new markets and the utilization of the direct access to local markets.

Over the past half century, farmland has been subdivided into smaller and smaller holdings with much of the land being used for non-agricultural purposes. Approximately 75% of lands in the Agricultural Land Reserve (ALR) are less than 4 hectares (9.9 acres) in size.

In response to the decline in farming in the province and the subdivision of productive farmland for non-farm use, the British Columbia Land Commission Act was enacted in 1974. That Act, since replaced by the Agricultural Land Commission Act, constituted the legislative basis of the ALR. The ALR is best described as provincial zoning which identifies good agricultural land, protects it from the encroachment of non-agricultural development, and limits the use of land within the Reserve to agricultural and other uses which do not diminish the capability to produce crops. The ALR in Metchosin is shown on Agricultural Land Reserve, Map 7, and Table 3 details the location and area of the major Reserve holdings. .

Many of the economic, social and physical factors associated with the historical decline of agriculture are within the jurisdiction of senior levels of government. Maintaining low provincial tax farm exemptions is one of the important factors in retaining hobby and part-time farm enterprises in Metchosin. There are also some factors which are influenced by local governments, individual farmers with innovation and the support of the community as a whole. This Plan outlines some of the opportunities for increasing the viability of local agricultural enterprises.

3.2 OBJECTIVES

3.2.1 To recognize and reinforce the agricultural character of Metchosin.

3.2.2 To preserve and protect agricultural land for future generations.

3.2.3 To encourage and provide opportunity for lifestyles based on agricultural enterprises.

3.2.4 To minimize negative impacts on agriculture from non-agricultural use of land.

3.2.5 To prevent reduction in parcel size of agricultural land.

3.2.6 To remove obstacles to viable agricultural enterprise while addressing policies and regulations for the protection of Sensitive Environments.

3.2.7 To support and encourage Federal and Provincial programs for increasing the viability of local farm enterprises.

3.2.8 To encourage installation of environmentally sound irrigation and drainage systems to upgrade the productivity of agricultural land.

3.2.9 To encourage wise agricultural practices including sound soil management, crop rotation, waste management and water conservation.

3.2.10 To promote the use of organic farming methods wherever possible.

3.2.11 To promote the use of biological control methods for pest management.

Harriet and John Bligh and Sam Bennett c.1946



Table 3 - Agricultural Land Reserve

	Hectares	Acres
(1) Lomax	19	46
(2) Happy Valley - Brookview	7	17
(3) Briarwood Lane to Weir Beach	639	1578
(4) Rocky Point Rd. and East Sooke Rd.	13	31
(5) Pedder Bay	19	47
(6) William Head	9	22
(7) Battersby and Rocky Point Rd.	79	195
(8) Rocky Point	157	387
(9) South Battersby	15	38
(10) Duke Rd.	16	39
(11) Albert Head	27	67
(12) Metchosin Rd.	32	79
(13) Sooke Rd.	7	17
(14) Sooke Rd. and Kangaroo Rd.	31	76
TOTAL	1070	2639

3.3 POLICIES

Metchosin is recognized as a rural community. Agricultural practices contribute significantly to the attraction of the community and help define the rural lifestyle. The wise and thoughtful interaction between the various rural and agricultural land uses is important to the overall sense of Metchosin as a rural community.

Definition of Rural: The open land, pastures, farming and grazing lands are the foundation of the community and are complemented by large tracts of uplands land, residential areas, forests, walking and riding trails and park land. The fragile interdependence between these primary rural uses is essential to Metchosin and is considered a non-renewable regional resource which shall be protected.

Definition of Agricultural Areas: The Agricultural designation on Plan Map 3 identifies areas considered suitable for agricultural uses.

3.3.1 In preparing bylaws and evaluating any non-agricultural development, adverse impacts on the future viability of agricultural land must be minimized with preference given to maintaining productive agricultural enterprise.

3.3.2 The development of new farms and the diversification of existing farming is encouraged on agricultural lands.

3.3.3 Intensive agricultural land should be buffered to minimize impacts on residential and commercial areas.

3.3.4 Consolidation of small parcels of agricultural land into larger, more viable agricultural units, is to be encouraged.

3.3.5 Land in the ALR may be used for public open spaces or recreation where its use will not harm future agricultural use of the land.

3.3.6 Lands within the ALR are subject to the Agricultural Land Commission Act, with respect to the use and subdivision of such lands, and ~~to the Soil Conservation Act~~ with respect to the removal of soil and the placement of fill.

Commented [TJ10]: The Soil Conservation Act was repealed in 2002 by the ALC Act. Soil conservation practices continue to be addressed under the ALC Act.

3.3.7 In the Agricultural designation:

(1) the minimum parcel size shall be 4 hectares (9.9 acres); and

(2) Council does not consider it to be in the public interest for parcels smaller than the minimum specified in the Plan to be created by a bare land strata subdivision; therefore, for the purpose of the Bare Land Strata Regulations, the average lot size shall not be less than 4 hectares (9.9 acres), and no lot less than the average lot size shall be created by a strata plan;

and no subdivision of ALR land shall be permitted unless the land is

(3) excluded from the ALR, or

(4) approved for subdivision within the ALR pursuant to the Agricultural Land Commission Act, or

(5) exempted by the Agricultural Land Commission Act.

While the Agricultural Land Commission may indicate approval of, or no objection to, this Plan, the Commission must consider each application on its own merit under the mandate of the Agricultural Land Commission Act and is not obliged to approve applications that comply with the minimum lot size or density of this land use designation.

3.3.8 The District of Metchosin will encourage senior levels of government to implement environmentally sound irrigation and drainage programs in order to increase the productivity of agricultural land where this is compatible with the objectives of preservation of wildlife habitats and sensitive environments.

3.3.9 As detailed in the Commercial and Institutional sections of this Plan, the existing activity at the intersection of Metchosin and Happy Valley Roads is recognized as the commercial-institutional focus of Metchosin. The majority of this land is currently in the ALR and therefore is subject to the Agricultural Land Commission Act. However, those lands designated as Village on Plan Map 3 should be deemed appropriate for non-farm use or ALR exclusion upon application by the owner or the District of Metchosin, subject to

(1) agricultural viability of adjoining farmland not being diminished, and
(2) compliance with the policies in Section 7.3, and in particular, Policy 7.3.7.

(Bylaw 693, 2025)

3.3.10 As specified in Section 9.1 Industrial, the existing concrete pipe manufacturing plant located on Lombard Drive is permitted to remain. However, because of its location within the ALR, it should be ensured that any change does not impair the viability of adjacent farmland. This same requirement shall apply to any future Commercial development which may be permitted within the ALR.

3.3.11 The maximum density shall not exceed one principal dwelling unit per lot ~~except:~~

~~Where a lot is classified as a farm pursuant to the Assessment Act and the sole purpose of the additional dwelling unit is to provide housing for employees working on that farm, and the lot is 4 hectares (9.9 acres) or more, one additional dwelling unit in the form of a manufactured home may be permitted; or~~

~~where permitted in the Land Use Bylaw.~~

3.3.12 Accessory dwelling units on agricultural land are supported only where permitted by the Land Use Bylaw, the *Agricultural Land Commission Act* and the *Agricultural Land Reserve Use Regulation*.

~~Only one secondary suite shall be permitted per parcel subject to the Land Use Bylaw~~.

Commented [TJ11]: Added "Principal". Without the word "principal", it alludes that only one dwelling unit, regardless if it's a principal or an accessory is permitted per lot.

Commented [TJ12]: This policy is no longer consistent with ALC Act because it allows a second dwelling (a mobile home for a farm worker) as-of-right, based on farm status and lot size, without requiring specific approval from the ALC - which the post-2019 legislation no longer permits. This contradicts ALC regulations because:
- It limits who can live in the second home (only farm workers) - but ALC no longer requires this, and

It also specifies the form (a mobile home) - but the ALC now allows multiple forms (a standalone dwelling, a manufactured home or a carriage house)

Commented [TJ13]: 3.3.12 was amended to add residential flexibility for accessory dwelling units that aligns with the ALC. It is the job of the Land Use Bylaw to get into the details of how many, size, siting etc.

Fraser Farmhouse "Glengarry", built c.1870. Photo: Doug Smith

The Field Homestead on Happy Valley Road c.1912

PART 4 - FORESTRY

(Bylaw 568, 2010)

4.1 BACKGROUND

In 2004 the Province repealed the *Forest Land Reserve Act*. At that time the Province introduced the *Private Managed Forest Land Act*. The *Act* applies to all private land that is classed as managed forest land by BC Assessment, except managed forest land in a tree farm licence area, woodlot licence area or a community forest agreement area. Land that was previously protected under the Forest Land Reserve can now be removed by the owner for a fee and sold for uses other than forestry. The District~~DISTRICT~~ contains privately owned land that was formerly within the Forest Land Reserve, and is now under the *Private Managed Forest Land Act*, indicated on Map 7.

Notwithstanding the provincial legislation, forestry is not considered conducive with the community's desire for preservation of a natural, rural lifestyle. Therefore, clear-cutting of trees for land uses other than agricultural production is discouraged. Accordingly, the District~~DISTRICT~~ has continued to designate the Private Managed Forest lands for Upland uses, consistent with the surrounding area, as an expression of its preference that the land be used for purposes other than forestry.

4.2 POLICIES

4.2.1 Lands subject to the *Private Managed Forest Land Act* may be sustained solely for forest management activity relating to timber production and harvesting of primary forest products, consistent with provisions of the *Act*. Associated secondary activities such as sawmilling, lumber manufacturing and dry land log sorting operations shall not be permitted.

4.2.2 As the Plan commits to maintaining uplands, forested lands and areas with old growth Douglas Fir in their natural state (Section 2.2.4) and encourages the preservation of trees (Section 2.12), the inclusion of additional lands under the *Private Managed Forest Land Act* will not be supported.

PART 5 - PARKS

5.1 BACKGROUND

In recent years there has been a significant increase in demand for outdoor recreation for a number of reasons including growth in population, increase in personal income, greater leisure time and a change in attitudes towards recreation and the natural environment. Trends show the demand for outdoor recreation will continue.

Metchosin's rural nature and its scenic and varied natural environment offer recreational and scenic amenities for both local residents and the greater regional population. The Upland areas are suitable for hiking and wildlife observation; the lowlands have potential for a diverse range of outdoor recreational activities; and the approximately 42 kilometres (26 miles) of coastline (excluding islands), have substantial potential for a variety of recreational uses.

In addition to the privately held lands which have recreational value, there are numerous publicly owned lands within Metchosin. The Galloping Goose Regional Park Corridor is a multiple user corridor which acts as a park and regional transit corridor. The Greater Victoria Water District currently owns land in Metchosin with recreation potential. The Federal Government, through its many institutions and agencies, also owns vast quantities of land. Access to specific properties and possible acquisition of surplus lands will be pursued.

To meet different needs, there will be four types of parks each with a distinct purpose;
(1) significant blocks of parkland and open space with natural features,
(2) lands designated as a Sensitive Environment,
(3) a trail system throughout Metchosin for multiple user groups, ie. horse riders, cyclists and hikers, and,
(4) regional and local parks and sites of scenic and historic interest as listed on Established and Potential Parks, Map 8.

5.2 OBJECTIVES

5.2.1 To provide local parks, trail systems and recreation facilities for future needs.

5.2.2 To place a high priority on the acquisition and development of a marine park system.

5.2.3 To ensure areas with high recreation potential are identified before development and acquired before costs become prohibitive.

5.2.4 To develop parks in ways that protect the natural features and habitats and are not detrimental to the natural environment.

5.2.5 To increase accessibility to local and regional parks and open space.

5.2.6 To provide access over the trail system, where practical, for fire protection services and emergency equipment.

5.3 POLICIES

Definition: Established and Potential Parks Map 8 designates parks and lands as Local Park, Potential Major Park and Established Regional Park. These lands have a high capacity for active or passive recreation use and are potentially available for such use. Local Park is defined as lands acquired and managed by the District~~ISTRICT~~ and may consist of moderate-sized blocks of park land as well as linear parks often developed for trail purposes. Lands identified as Potential Major Park are very large parcels usually in federal or provincial ownership. Established Regional Park refers to parks owned and/or managed by the Capital Regional District.

5.3.1 During the Plan period, the need for additional local parks should be monitored and facilities provided as demand warrants.

5.3.2 The provisions of the *Local Government Act* and Land Title Act should be used where possible to obtain land for community open space and public access. All lands should be conveyed in a condition satisfactory for park use.

5.3.3 In considering parks acquisition as a result of subdivision proposals, Council may require the dedication of land as park land for any of the following reasons:

(1) the land is or includes a designated heritage site;

(2) the land has features which are attractive or environmentally sensitive, for example, stands of trees, native vegetation, wildlife habitat, bodies of water and wetlands;

(3) the land is a viewpoint; or

(4) there is an opportunity to expand or provide additional access to an existing or potential park on adjoining properties;

even if the land is not shown as park on Map 8 or identified in the Metchosin Parks and Recreation Master Plan or a local area plan or Plan policy.

5.3.4 When land is being subdivided, 5% of the land, or money in lieu of land, will be obtained following Section 510~~941~~ of the *Local Government Act*. Money should generally be obtained only when it is desirable to purchase park land in a different location, or when the 5% park dedication would be less than 1,500 m^2 (16,150 square feet) and there are no opportunities for:

(1) expanding an existing or potential park on adjoining properties;

(2) adding land area adjacent to an existing recreational or community service facility;

(3) acquiring land adjacent to a watercourse, lake, swamp, ocean or other Sensitive Environment identified on Map 4; or

(4) establishing a community facility for recreational use such as playing fields, tennis courts, basketball courts, etc.

5.3.5 The acquisition and development of parks, view points, and linear systems should follow the guidelines contained in Metchosin Parks and Recreation Master Plan, Volume I (amended 1994) and Metchosin Community Trail Network Master Plan detailed in Appendix 1 and 4 respectively. *Bylaw 568, 2010*

5.3.6 All of Devonian Regional Park and part of Witty's Lagoon Regional Park are within the ALR and therefore any use must conform with the Agricultural Land Commission Act.

5.3.7 Lands identified as Potential Major Park but under private ownership are not free and open to the public and will not necessarily be purchased by any public agency.

5.3.8 Waterfront access signs may be erected so that the recreational potential of existing beaches will be increased.

5.3.9 In the development of parks and trails, natural landscape, flora and fauna should not be disturbed more than is necessary to permit access or facilities required for active and passive recreational uses.

5.3.10 Any structural or landscaping improvements of parks should be designed and maintained to enhance the natural amenities and in aesthetic harmony with adjacent land uses.

5.3.11 Parking should be restricted to environmentally insensitive areas adjacent to the park and should be developed and buffered from adjacent land uses particularly residential uses and should complement the aesthetics of the surroundings.

5.3.12 Existing and proposed parks should be developed to maximize the number and type of potential uses without aesthetically or physically harming the site through over-use.

5.3.13 Any future park should be buffered from adjacent development to eliminate any incompatible noise or visual impacts.

5.3.14 Buffer zones should be created to protect farmland from public trespass when parks are proposed adjacent to agricultural land.

5.3.15 A trail network should be developed through Metchosin linking parks and community focal points. The cooperation of government agencies and the general public is encouraged. The existing network and details of proposed additions to the network and associated priorities are provided in the Metchosin Community Trail Network Master Plan in Appendix 4. Waterfront access and creekside trails are considered especially important. *(Bylaw 568, 2010)*

5.3.16 The cooperation of the appropriate federal agencies should be sought to establish a system of beaches, beach trails and view points on Department of National Defence lands within Metchosin.

Indian dugout canoes at Becher Bay with Ron Weir c.1921

Dam at Witty's Lagoon Park, built by Charles Mcleod.
Photo: Doug Smith, 1986.

PART 6 - RESIDENTIAL

6.1 BACKGROUND

The District's Housing Needs Report provides a comprehensive analysis of current and projected housing needs within Metchosin. The report identifies key housing challenges, which includes affordability concerns, challenges finding affordable and suitably sized rental housing, and a need for seniors to age in place, with more supportive housing options. The OCP builds on the findings by establishing objectives and policies to support a diverse range of housing needs.

The following provides a summary of how the OCP meets *Local Government Act* s. 473.1 and *Housing Needs Reports Regulation* s.8(1)(b):

Provincial Requirement	Within this OCP
Statements and map designations for the approximate location, amount, type, and density of residential development needed for at least the next 20 years	Sections 1.6, 1.6.1, 1.6.2, 1.6.3 Section 13.7 Part 6
1) Affordable housing	Part 6 6.2.7, 6.2.8 6.3.2, 6.3.6, 6.3.7, 6.3.10, 6.3.11, 6.3.12
2) Rental housing	Part 6: 6.2.7, 6.2.8 6.3.2, 6.3.6, 6.3.7, 6.3.8, 6.3.10, 6.3.11, 6.3.12
3) Special needs housing	Part 6: 6.2.7, 6.2.8 6.3.2, 6.3.6, 6.3.7, 6.3.8, 6.3.10, 6.3.11, 6.3.12
4) Seniors' housing	Part 6: 6.2.7, 6.2.8 6.3.2, 6.3.6, 6.3.7, 6.3.8, 6.3.10, 6.3.11, 6.3.12
5) Family housing	Part 6: 6.2.7, 6.2.8 6.3.2, 6.3.6, 6.3.7, 6.3.8, 6.3.10, 6.3.11, 6.3.12
6) Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness	Part 6: 6.3.9, 6.3.10
7) Housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit, or other alternative forms of transportation	Part 10: 10.2.2, 10.2.7 10.3.5, 10.3.6, 10.3.7

Commented [TJ14]: A summary table was added to clearly demonstrate how the OCP addresses all 7 classes of Provincial housing need. It makes it easier to see at a glance how Metchosin is responding to all housing needs. This approach shows alignment without needing to reference every individual policy or objective with each class of housing need.

~~From the mid-1800s when Metchosin was first settled until more recently, residential development has~~

~~been limited primarily to housing for families involved in farming. These residences were on moderate to large holdings of the more productive farmland generally extending between Witty's Lagoon and Weir Beach.~~

~~In 1910, and again during the late 1940s, some subdivision into smaller parcels began to occur. Such settlement took place on 0.8 to 2 hectare (2 to 5 acres) parcels of agricultural land and constituted an early version of "hobby farming". The Morland Road subdivision is an example of such development. As well, a limited amount of residential development on 0.2 hectare (less than 1/2 acre) parcels began to occur immediately north of Witty's Lagoon and also adjacent to Weir Beach due to the magnificent setting.~~

~~In the late 1960s and early 1970s, Metchosin experienced substantial growth in residential development. During this period, approximately four hundred 0.8 hectare (2 acres) lots were created in nine scattered residential concentrations ranging in size from 15 to 115 lots. This took place at a time when zoning permitted a 0.8 hectare (2 acres) minimum lot size, and was caused by high land costs and urbanization within the Victoria Area.~~

~~From 1976 to 1981, population in Metchosin increased from 2,980 to 3,260. The 1991 Census recorded a population of 4,232, and, in 1993, the population of Metchosin was estimated to be 4,410. Future population growth was projected by the original Metchosin Settlement Plan (1977) to be 5,000 persons in 1996 and approximately 5,500 in 2001. The 1986 Official Community Plan projected a population of 6170 in the year 2007.~~

~~The analysis of population in Section 1.5 indicates that these projections are reasonable. The anticipated projection of development would be feasible utilizing existing vacant lots and those lands with development potential. It should be noted that the average rate of new residential development in the first 7 years of the OCP has been slightly slower than the average for the 20-year Plan.~~

Metchosin has provided a choice of rural lifestyles (large lots, hobby farming and full-time farming on large holdings) and it is the intent of this Plan to maintain these opportunities as desirable alternatives to urban living.

6.2 OBJECTIVES

6.2.1 To ensure that the ~~a~~ type, scale, intensity and rate of residential development ~~which~~ maintain~~s~~ the rural and agricultural character of Metchosin, the protection of sensitive environment and preserve~~s~~ the scenic qualities of the community's woodlands, forests, meadows, hill tops and unique land forms.

Commented [TJ15]: This was reviewed as a result of a letter received from a resident. Although the changes here do not correspond with the request in the written letter, the addition of proposed text adds in two other key values from Metchosin's overall OCP vison without introducing new language (or vision) and keeping within the limited scope of the 2025 housing update project.

6.2.2 To provide residential development according to the capability of the land to support different types, scales and densities of development.

6.2.3 To discourage further residential development on agricultural lands and minimize the adverse impacts of existing residential development on agricultural lands.

6.2.4 To intersperse existing concentrations of residential development on small parcels with larger holdings in order to encourage diversity in settlement patterns.

6.2.5 To integrate residential development with the natural variety in terrain, view potential and natural vegetation.

6.2.6 To ensure a scale and form of future development minimizing demand for extensive community services.

6.2.7 To provide opportunity for a range of lifestyles based on a rural agricultural community.

6.2.8 To provide opportunities~~y~~ that support a range of housing needs – including affordable housing, rental housing, housing for families, seniors, and residents with special needs - through ~~for~~ a ~~range~~ diversity of housing types, size, prices and tenure consistent with maintaining a rural community.

6.2.9 In Upland areas, to increase public access to recreational amenities in ways that do not encroach on residents and private landowners.

6.2.10 To permit residential development only where an adequate quantity and quality of water is demonstrated and where soil conditions are suitable for the satisfactory long term operation of septic disposal systems.

Commented [TJ16]: Expanded on this objective to include more housing needs as per Provincial requirements.

Commented [TJ17]: Note: the scope of the 2025 housing update project does not contemplate changing the phrases "consistent with Metchosin's rural character" and/or "consistent with maintaining a rural community", as these are phrases that exist throughout the entire OCP. To change these phrases, a larger OCP review would need to be undertaken.

6.3 GENERAL RESIDENTIAL POLICIES

In all Rural Residential 1, Rural Residential 2, Rural and Upland designations, the following general residential policies shall apply:

6.3.1 The maximum density in residential areas shall not exceed one principal dwelling unit per parcel, subject to the Land Use Bylaw.

6.3.2 Accessory dwelling units are supported where permitted by the Land Use Bylaw. ~~One secondary suite may be permitted per dwelling unit subject to the Land Use Bylaw.~~

Commented [TJ18]: Added "Principal". Without the word "principal", it alludes that only one dwelling unit, regardless if it's a principal or an accessory is permitted per lot.

Commented [TJ19]: Policy 6.3.2 was changed to be less regulatory (Land Use Bylaw job), and to support accessory dwelling units.

6.3.3 Development of residential areas may be permitted only when adequate water quantity and quality is proven and soil conditions are suitable for the satisfactory long-term operation of septic disposal systems.

6.3.4 The Subdivision Bylaw should establish a ratio of lot depth to width in order to prevent very long parcels with small road frontages.

6.3.5 Council does not consider it to be in the public interest for parcels smaller than the minimum specified in the Plan to be created by a bare land strata subdivision.

6.3.6 The District encourages a range of affordable and rental housing options to meet the needs of residents in all residential designations, in accordance with the Land Use Bylaw and Building Bylaw, by supporting:

(1) Accessory dwelling units to increase housing diversity and affordability.
(2) The use of manufactured homes as principal dwellings.
(3) Community care facilities tending to 6 or fewer adults within the principal dwelling.
(4) Communal seniors housing to provide options for residents to age in place.

6.3.7 Home businesses ~~shall be a permitted~~as an accessory use that conforms to the regulations in the Land Use Bylaw, and maintains compatibility with surrounding land uses by minimizing noise, traffic, lighting, and other potential impacts is supported in all residential designations in order to assist home owners to supplement household income/ ~~through home businesses as defined by the Land Use Bylaw.~~

~~Affordable housing shall be encouraged in Metchosin and shall consist of the following policies:~~

1. ~~One secondary suite per dwelling unit shall be permitted in all residential designations subject to the Land Use Bylaw~~
~~1.~~ 2. ~~Manufactured homes shall be permitted as the principal dwelling unit in all residential designations subject to the Land Use Bylaw and the Building Bylaw.~~
2. ~~3Home businesses shall be a permitted use in all residential designations in order to assist home owners to supplement household income through home businesses as defined by the Land Use Bylaw.~~

~~4. Community care facilities tending to 6 or fewer adults are permitted in the principal dwelling in all residential designations.~~

6.3.8 Advocate to Island Health and relevant ministries for increased investment in rural delivery of supportive housing services, including outreach, and home care that allow residents to remain in the community.

6.3.9 Collaborate with the Capital Regional District (CRD), housing agencies, and regional partners to support initiatives that address homelessness and improve access to affordable housing. Participate in regional data collection, community engagement, and strategy development to identify and respond to local housing and poverty-related needs.

6.3.10 Encourage partnerships with housing facilitators that optimize the use of existing housing stock to increase affordable rental options consistent with rural community values.

6.3.11 Regularly update the District's Housing Needs Report in compliance with provincial requirements, while advocating for exemptions or tailored approaches that reflect the unique circumstances of small, rural communities.

6.3.12 Support the creation of a homeowner guide outlining the process, design considerations, and permitting requirements for building or legalizing secondary suites, detached secondary suites and carriage houses in Metchosin.

6.4 RURAL RESIDENTIAL 1:

Commented [TJ20]: Amended policy 6.3.6 to reduce repetitive language, to use encourage, to align with the guiding high-level nature of an OCP, instead of "consist", a word more appropriatly used in a regulatory bylaw (Land Use Bylaw) than in an OCP.

Expanded the policy to include more housing need classes to align with Provincial requirements.

prescriptive regulatory limits like "one accessory dwelling unit per lot" belongs in a Land Use Bylaw.

Added in Communal Seniors Housing

Commented [TJ21]: Moved home business reference out of policy 6.3.6 to its own policy. Clarified that it's an accessory use and its general limitations.

Commented [TJ22]: Proposed policy 6.3.8 helps ensure rural residents, especially seniors, people with disabilities, low-income, caregivers,
families have more housing options/support.

Commented [TJ23]: Proposed policy 6.3.9 helps the District understand who is at risk. The policy does not imply Metchosin must build shelters. Instead, collaboration allows the District to be part of broader regional strategies. This is a policy that is specific to acknowledging Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness, one of the provincial classes of housing need.

Commented [TJ24]: Proposed policy 6.3.10 - there are some neat partnership ideas out there. Happipad is one example of a Canadian non-profit organization that has partnerships with some municipalities and/or organizations to create affordable long-term rental housing by unlocking hidden housing supply through spare bedrooms in existing homes. It matches people based on lifestyle compatibility, preferences, and needs and helps facilitate rental agreements, provides support during the rental period, and handles payments.

It could help those close to homelessness as it provides a soicla platform that connects underutilized housing with renters.

Commented [TJ25]: This policy would give policy backing for staff to spend time and resources on education materials. It shows Council's intent to support voluntary compliance, rather than focus solely on enforcement

However, the OCP already includes general support for a range of affordable and rental housing options, and support for a range of housing needs through diversity of housing types, sizes, prices and tenure, so there is sufficient policy basis to create a homeowne...

Definition: Lands designated Rural Residential 1 on Plan Map 3 include lands generally bounded by Metchosin Road, Witty's Lagoon and Albert Head. The use of land designated Rural Residential 1 is to be single-family residential with septic disposal systems.

6.4.1 Subdivision in the Rural Residential 1 designation requires 0.4 hectare (1 acre) where a community water supply is utilized and 0.8 hectare (2 acres) where private wells are utilized to ensure no conflict between water supply and septic disposal systems effluent. For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 0.4 hectare (1 acre) using a community water supply, and 0.8 hectare (2 acres) where private wells are utilized and no lot less than the average lot sizes shall be created by a strata plan.

6.4.2 Bylaws should minimize conflicts between residential and agricultural land uses through the requirement of appropriate buffers.

6.5 RURAL RESIDENTIAL 2:

Definition: Lands designated Rural Residential 2 on Plan Map 3 include existing subdivision concentrations of .8 hectare (2 acres) parcels in the vicinity of Glen Forest Way, Pears Road, Morland Road, Arden Road, Mary Hill, Weir Beach and Aquarius Road. Except where permitted by the Land Use Bylaw, land designated Rural Residential 2 is to be single-family residential use with septic disposal systems.

6.5.1 In areas designated Rural Residential 2, existing concentrations of residential development on .8 hectare (2 acres) lots should be infilled with similar residential development. It is not intended that the extent of existing .8 hectare (2 acres) residential development be substantially expanded. It should retain its present distribution bordering the more productive farmland in the ALR and interspersed with larger Rural holdings.

6.5.2 The minimum parcel size for subdivision in the Rural Residential 2 designation shall be .8 hectare (2 acres). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than .8 hectare (2 acres), and no lot less than the average lot size shall be created by a strata plan.

6.6 RURAL:

Definition: Rural designation on Plan Map 3 refers to land considered most suitable for residential use with individual septic disposal systems and farming on parcels of moderate size. Rural designation reinforces the concept of buffering the existing scattered concentrations of residential development on 2 hectares (4.9 acre) parcels and helps retain the rural, open space atmosphere of the community. Rural designation also provides opportunity for a lifestyle different than that offered in Rural Residential areas.

6.6.1 The minimum parcel size for subdivision in the Rural designation shall be 2 hectares (4.9 acres). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 2 hectares (4.9 acres), and no lot less than the average lot size shall be created by a strata plan.

6.6.2 In addition to residential use of Rural lands, the Land Use Bylaw should permit uses consistent with farming enterprises and home businesses in order to sustain a rural agricultural economy.

6.7 UPLANDS:

Although Metchosin contains a large amount of productive agricultural lowlands, these lowlands are surrounded by large Upland areas with higher elevations ranging up to 380 metres (1,250 feet) in height. They are a fragile and sensitive environment that deserve protection. These Uplands account for approximately 40 % of Metchosin's area. They are visually prominent and are characterized generally by steep slopes, rock outcroppings and thin soil cover. Overall, this landscape is difficult and costly to develop, reflected in the historical pattern of land development. Much of the area is undeveloped and remains in the originally surveyed 40.5 hectare (100 acre) parcels.

Definition: Lands designated as Upland on Plan Map 3 are characterized by steep and variable rocky terrain with slopes generally in excess of 30 %. They are visually prominent land forms due to elevation and topography and, in most cases, do not have access to community services. The use and range of uses of such lands should be based on the capability of the land to support the uses.

6.7.1 The minimum parcel size for subdivision in the Upland designation shall be 4 hectares (9.9 ac res). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 4 hectares (9.9 acres), and no lot less than the average lot size shall be created by a strata plan.

6.7.2 In addition to residential uses, the Land Use Bylaw should permit uses consistent with sustaining a rural agricultural economy such as farming and home businesses.

6.7.3 All future development within the Uplands area shall ensure that residential development in forested Upland areas is designed to ensure an adequate level of fire protection taking into consideration access, location, construction and site planning.

6.7.4 Owners of Upland lots shall be encouraged to use special care to ensure conservation of sensitive habitats.

6.8 AMENITY DEVELOPMENT

The primary benefits to the community of entertaining proposals through the following amenity development provisions include the ability to secure more environmentally sound development patterns while preserving Metchosin's rural nature, minimize adverse impacts of development on existing residents, restrain growth in municipal costs particularly the reduced maintenance cost associated with shorter infrastructure networks, provide amenities in the form of additional recreational assets such as parks and nature preserves which otherwise would not be acquired, and to increase certainty in sustaining neighbourhood population, land use and quality of life.

The principles contained in this section are intended as guidelines and may be modified under exceptional circumstances by amendment of the Plan.

Definition: All lands, excepting those in the Agricultural Land Reserve, may be considered for amendment of the Plan designation and rezoning to the Amenity Designation/Zone for the purpose of subdividing

utilizing variable lot sizes provided that no less than 25% of the gross area is dedicated for public amenity purposes and provided that there is no increase in density or number of lots to be created by the subdivision other than that specified in Section 6.8.2(4)(b).

6.8.1 Property Eligibility Criteria:

(1) All property, excepting that which is within the Agricultural Land Reserve, is eligible provided that it is large enough to allow subdivision under the existing zoning.

(2) The land shall have been subject to sound environmental stewardship practices. Where land has been degraded through inappropriate use, exceptional justification for consideration would be required.

(3) There shall be significant value in the amenity lands in terms of environmental and/or recreational and/or sustainable community renewable resource use.

(4) Owners of adjacent properties are encouraged to plan and develop their lands jointly in order to maximize opportunities for environmental and community benefits.

6.8.2 Planning Principles:

(1) Environmental Conservation:

(a) Assessment of environmental, cultural, historical and recreational values shall be the responsibility of the developer. Council may request that specialized studies be undertaken.

(b) The development should adapt to the natural environment without major alteration to it.

(c) Sound engineering practices should be used to control surface runoff, prevent effluent discharge into watercourses and minimize the possibility of an increase in peak flows or decrease in low flows of any creek.

(d) Lands adjacent to roads, trails and parks should remain as naturally vegetated buffer zones so that visibility of the developed portion of lots remains minimal.

(e) Landscape management should be undertaken to preserve viewscapes of particular importance.

(2) Amenity Lands:

(a) Amenity lands, described as significant areas of not less than 25% of the total area of the lands to be developed, shall be dedicated as parkland through registration of the plan of subdivision.

(b) It will be demonstrated that the amenity lands have significance for environmental protection and/or recreation in the form of parks, trails, or playgrounds. The criteria includes the value of the area for protecting biodiversity, preserving larger ecosystems,

connection to other reserve areas, existing habitat condition, extension or maintenance of suitable trail networks, public access to viewpoints, maintenance of the viewscape, and public access to park and reserve areas.

(3) Services:

(a) When locating and constructing roads, every effort should be made to preserve the native vegetation and rock outcroppings. Roads should fit within topographical and ecological constraints and access to lands beyond should be secured through alternative routes.

(b) Where available, adequate fire protection infrastructure should be provided by the developer.

(c) Construction of trails should be the financial responsibility of the developer. Trails shall be connected to the regional trail system where possible. Existing trails should be retained, but minor routing changes may be acceptable.

(4) Development Design:

(a) Subdivision layouts should include a variety of lot sizes to provide flexibility in site planning by adjusting to the topography and ecology and to provide areas for public amenity use while maintaining the rural patchwork which characterizes Metchosin. Lots of less than 8,000 m^2 (2 ac) shall not be permitted.

(b) For the purposes of determining the density permitted, a simple mathematical calculation of dividing the lot area by the minimum lot size of the existing zoning shall be used. This method will not take into consideration the area that would normally be required for public roads, trail or park dedications if the land were subdivided under the existing zoning. This will likely result in a small increase in lot yield. However, the simplicity of this method along with the incentive provided to the developer are deemed to be in the community's best interest.

(c) Individual lots could include environmentally protected areas subject to conservation covenants held by the District~~ISTRICT~~ and/or an established independent trust organization.

(5) Land Use:

(a) Land uses including home businesses and animal husbandry should usually be restricted to those uses appropriate to the smallest lot in the subdivision which typically would be those associated with Rural Residential 2 zoning. Exceptions may be allowed, however, where the nature of the environment and topography permit other uses which would not be a nuisance to the neighbourhood and which would enhance Metchosin's character as a working rural community.

(b) Specific land use regulations would be applied through the particular Land Use Bylaw amendment required for each development.

The Blinkhorn Farmhouse. First homesteader's dwelling in Metchosin, c.1851.

Herbert Hammond had this home built on Pears Road, c.1915.

PART 7: COMMERCIAL *(Bylaw 693, 2025)*

7.1 BACKGROUND

Commercial activity in Metchosin has been largely limited to the corner of Happy Valley and Metchosin Roads. This site, which is the location of the "general store", the original church, school and community hall also provides a historical focus for the community. Over time, other commercial outlets have been opened across from the general store and the school. It is now recognized as the Metchosin Village Centre.

There is also a demand for commercial activities generally known as "home businesses". Generally, these are small-scale endeavours involving such activities as pottery, small-scale weaving, arts and crafts, home daycare, small appliance repair, professional office functions and roadside sales of farm goods.

With controls in place, home businesses can be compatible with a rural community. Such businesses can be of benefit to residents by increasing local employment opportunities and by providing services to residents. Over time, home businesses may grow in size and scale to the extent that they must move to an area designated for commercial activities. This process of transition from a "home business" to a full-fledged commercial activity is important in order to retain the residential and rural nature of the non-commercially designated areas.

7.1.1 VILLAGE CENTRE

The Village Centre is a compact area, and the community vision for this area is that it remains a compact community and cultural core that provides services and recreation opportunities primarily to local residents. The role of the Village Centre is therefore not limited to the provision of commercial services, but rather a diversity of institutional, recreational and commercial uses. Much of the land is included within the Agricultural Land Reserve. The compact boundaries of the Village designation are intended to concentrate commercial and institutional uses, to reduce the impact, and potentially enhance the viability of agricultural properties within and surrounding the Village. New development can occur within this framework, but growth is expected to be limited. Preservation and enhancement of the rural landscape and existing trees and wooded areas will be a key value and criterion applied to any new development or change in use, along with the need to respect and support adjacent agricultural activities, and reflect the District's greenhouse gas emission reduction targets and related energy and water conservation strategies. Any new developments will be included in, and guided by the Village Centre Development Permit Area and associated guidelines. In addition to addressing design, the development permit area is intended to help the District reduce greenhouse gas emissions, and conserve energy and water. Furthermore, lands within the ALR are subject to the *Agricultural Land Commission Act*. Any new development for a commercial or other use not permitted by the *Agricultural Land Commission Act* will require approval by the Agricultural Land Commission.

7.2 OBJECTIVES

7.2.1 To recognize existing commercial activity in the "village" and to provide for limited expansion within this compact area.

7.2.2 To provide opportunities for home businesses, compatible with maintaining a rural community.

7.2.3 To prevent ribbon commercial development.

7.2.4 To discourage commercial land uses in conflict with the rural and agricultural character of the community and which would likely impose undue servicing burdens on the tax payer.

7.2.5 To permit commercial development only where an adequate community water supply is demonstrated and where soil conditions are suitable for the satisfactory long term operation of septic disposal systems.

7.3 POLICIES

Definition: Lands designated Village on Plan Map 3 shall be used for a mix of complementary commercial, community institutional, and residential uses that reinforce the Village as the community's cultural core, commercial centre and recreational hub. Commercial purposes include retail stores, offices, household services and associated repairs, business services and community services. Community uses include community facilities, private and public schools. Residential uses (one dwelling unit per parcel) are permitted in single-family dwellings, or within a mixed-use building.

7.3.1 Existing commercial and institutional activity located near the corner of Metchosin and Happy Valley Roads is recognized and encouraged to remain the community focus of Metchosin.

7.3.2 Expansion and strengthening of the Village is encouraged within lands designated Village. Within this designation, a variety of complementary and compatible land uses are permitted, including commercial, institutional and residential. Any proposed new development must be consistent with Metchosin's rural character.

7.3.3 The focus of commercial development is intended to be oriented toward local residential demand, including small-scale retail uses, and local professional offices. Mixed use buildings up to a maximum of two storeys are permitted with a combination of commercial, institutional and residential uses.

7.3.4 One residential dwelling unit is permitted per lot, plus one secondary suite, to be provided either through a single family dwelling, or within a mixed use building, subject to the Land Use Bylaw.

7.3.5 Much of the land in and around the Village is included within the Agricultural Land Reserve. The compact boundaries of the Village designation are intended to concentrate commercial and institutional uses, to reduce the impact, and potentially enhance the viability of agricultural properties within and surrounding the Village. Uses proposed within the Village must be considered within the context of impacts on the viability of adjacent ALR lands and active farms.

7.3.6 The Village designation is not intended to permit any industrial use, big box format or warehouse retail uses, drive-thru restaurants, strip clubs or tourist-oriented attractions.

7.3.7 Proposed new development within the Village is subject to the following considerations:

1) Consistency with the desire for the Village to remain compact;
2) Consistency with the rural character of the District, and the Village Centre Development Permit guidelines;
3) Demonstrated need for the proposed use or services in the community;
4) Consistency with the District's greenhouse gas emission reduction targets and any associated polices, actions or strategies;
5) Compatibility with surrounding ALR lands and/or farm activities; and,
6) Preservation and enhancement of existing wooded areas and rural landscape.

7.3.8 New commercial development within the Village designation is subject to a development permit in accordance with Sections 488 (1) (f), (h), (i), and (j) of the *Local Government Act.* Any properties designated Village must be included in the Village Centre Development Permit Area.

7.3.9 Commercial development outside the Village is discouraged.

7.3.10 Subject to land use controls, the sale of agricultural products and limited commercial uses should be permitted through home businesses. Land use controls should be designed to:

1) Prevent commercial activity that would generate excessive traffic;
2) Limit commercial type signs;
3) Limit the number of persons engaged in the activity;
4) Limit the size of the activity;
5) Discourage unenclosed, outdoor storage; and
6) Prevent occupations likely to have injurious effects on neighbouring properties in terms of noise, smells, vibrations or unsightly conditions.

7.3.11 Notwithstanding Policy 7.3.9, Council may issue permits for temporary commercial use in all designations as shown on Plan Map 3, in accordance with Section 492 of the *Local Government Act*. Any temporary building or structure shall be in keeping with the rural style of Metchosin.

7.3.12 In implementing this Plan, any expansion in commercial activity is to be consistent with the rural character of Metchosin.

7.4 VILLAGE CENTRE DEVELOPMENT PERMIT AREA

Section 488(1)(f) of the *Local Government Act* states that a community plan may designate areas for the establishment of objectives and the provision of form and character guidelines for commercial development. In such areas, land shall not be subdivided and the construction of, or addition to, a commercial structure shall not begin without a Development Permit. In addition, Sections 488(1) (h), (i), and (j) of the *Local Government Act* permit a development permit area to be designated for the establishment of objectives to promote energy conservation, water conservation and the reduction of greenhouse gas emissions. Council has therefore established the following designation, conditions and

guidelines.

7.4.1 Designation:

The area shown on the Village Centre Development Permit Area, Map 6, is designated for the establishment of objectives and the provision of guidelines for the following purposes:

- the form and character of commercial development;
- to promote energy conservation;
- to promote water conservation; and,
- to promote the reduction of greenhouse gas emissions.

7.4.2 Special Conditions:

The conditions justifying the foregoing designation are:

1) The desire to maintain the rural streetscape, where the trees and landscaping, and not the buildings or parking, are the dominant feature;

2) The visibility of the proposed commercial development, and the associated parking, from roads which are well-travelled;

3) The importance of ensuring that commercial development is compatible with and contributes to the rural character of the community;

4) The Village's role as a gathering place for residents, and the need to ensure commercial buildings recognize the importance of this function and further enhance this role through building form and character;

5) The area is home to some of the community's valued heritage landmarks, including the old schoolhouse, Metchosin school, and St. Mary the Virgin church. The Development Permit process is needed to ensure new buildings are sensitive to the character of these assets, and their significance to the community; and,

6) The desire to encourage water and energy conservation, green building standards, and reduce greenhouse gas emissions.

7.4.3 Guidelines:

The Metchosin Village Centre, while the commercial, cultural and recreational hub of the community, is still true to its rural and agricultural roots. While there is the potential for some limited expansion, this is not to be at the expense of the rural atmosphere that is the pride of the community. The guidelines are not intended to advocate one building type or architectural style – variety is valued – but rather a consistency in authenticity and quality that reflects the character of the District. Landscaping – and in particular the preservation of existing trees – is intended to be a dominant feature of any development. Finally, the objectives of conserving water and energy, and reducing greenhouse gas emissions, consistent with the

District's targets, policies and strategies, should be incorporated into each development. *(Note: Illustrations shown are not intended to be replicated, but are sample designs of interpretations of rural character that may be appropriate in the Village depending on the context).*

1) Buildings should be sited in a way that promotes connectivity with adjacent uses, without bringing the buildings too close to the front lot line as to impact on the predominantly rural streetscape where trees and landscaping, not buildings, are the dominant feature.

2) Buildings and parking are to be screened with landscaping to eliminate the impact of the building, use, and/or the parking on the streetscape and on neighbouring uses, without impairing sight lines, and safe ingress and egress from the property or compromising the desire for connectivity between compatible uses.

3) Pervious, permeable or porous parking surfaces will be required to conserve water, retain and support vegetation, and address the management of rain water and run-off.



4) Linkages that connect to existing or planned trails through the Village and provide connectivity with immediately adjacent properties are essential, fostering an environment that encourages walking, biking and alternative modes of transportation.

5) Each development must provide for decorative outdoor furniture (e.g. benches, bike racks, hitching posts, refuse containers, etc.) that supports the gathering function of the Village Centre, encourages the use of proposed or existing trails, and promotes alternative modes of transportation.

6) Hand-crafted signs, particularly wood signs of professional quality are encouraged, including hanging signs. Front lighting is preferred, and backlit signs, as well as neon or flashing signs are not permitted. Double-sided hanging signs are permitted.

7) Exterior storage, service and refuse areas shall be landscaped and buffered so as to minimize intrusions on adjacent uses.

8) General two-storey height limit for all buildings.

9) The use of wood, stone and natural exterior finishing materials is encouraged, such as post and beam construction, exposed beams, open frame, board and batten, clapboard, shingles, shakes, and stone, unless otherwise prohibited for safety reasons, or inconsistent with green building standards, greenhouse gas emission or energy conservation objectives.

10) Elements such as pitched rooflines, gables, dormers and overhangs, as well as green or living roofs, are encouraged.

11) Porches are encouraged in part to facilitate the role of the Village as a gathering place, and to provide a public area that is sheltered from rain.



12) Attention should be paid to the character of windows, doors and entranceways. Window_details such as wide casings, double-hung sash windows and true divide muntins are considered appropriate.

13) Contemporary west-coast style architecture, such as the Metchosin municipal hall, as well as the My-Chosen Café are noted as examples of newer developments that make a positive contribution to the character of the Village without adhering to one uniform design theme.

14) Each development is required to incorporate features, materials and/or designs that promote water and energy conservation, and reduce greenhouse gas emissions. Efforts are encouraged to include, but not necessarily be limited to:

- Orientation of buildings for solar energy gain;
- Landscaping that provides for light penetration in winter, and cooling shade in the summer;
- Use of native plants and landscaping that requires less water;
- Drainage by infiltration, and minimizing impervious areas;
- Natural ventilation; and,
- Green building standards.

15) Applications for new development will be required to include a summary of factors incorporated into the building and site design that address water and energy conservation, and reduce greenhouse gas emissions.



16) A landscape plan by a professional landscape architect may be required as part of the development permit process.

17) Where possible, building are encouraged to be painted in autumn colours.

18) Any exterior lighting of buildings shall be installed to minimize light pollution of the night sky. Any lighting not attached to a building, if required, must also aim to minimize light pollution of the night sky, and employ solar or energy conservation technologies.

7.4.4 Exemptions:

Internal renovations or land alterations within the Village Centre Development Permit Area shall not require a Development Permit.

Hardie Store (until 1921).

Clay Store, Happy Valley and Metchosin Roads, c.1930.

PART 8 - COMMERCIAL RECREATION

8.1 BACKGROUND

Commercial Recreation facilities are intended primarily for visitors and include marina facilities, lodges, resorts, campsites and golf courses. Location of these recreation facilities within a rural community is closely related to the natural beauty of an area or a specific natural attraction.

A number of commercial recreation facilities are located in Metchosin such as a resort adjacent to Weir Beach overlooking Parry Bay, a marina in Pedder Bay providing access to prime sport fishing waters off Beechey Head, and golf courses.

8.2 OBJECTIVES

8.2.1 To reinforce the community's function as a major recreational area and respond to the future need for additional commercial recreation facilities compatible with the rural character and natural environment.

8.2.2 To permit commercial recreational development only where an adequate community water supply is demonstrated and where soil conditions are suitable for the satisfactory long-term operation of septic disposal systems.

8.3 POLICIES

Definition: Lands designated Commercial Recreation on Plan Map 3 shall be used for marinas, lodges, resorts, camp-sites, golf courses, horse riding stables and other similar facilities.

8.3.1 Commercial Recreation uses in compliance with the Environmental Management policies of this Plan may be permitted at appropriate locations throughout Metchosin.

8.3.2 In preparing regulatory bylaws and reviewing proposals for commercial recreation facilities, Council shall consider the following:

(1) the compatibility of the bulk, scale, type and intensity of the proposed development with existing and proposed land and water uses;

(2) the compatibility of the proposed building design and exterior materials with the natural environment;

(3) the compatibility of the proposed development with the maintenance of the rural atmosphere of the community;

(4) the impact of the proposed development on the natural environment ensuring the minimum disturbance of trees, vegetation and the natural landscape;

(5) the adequacy of existing and proposed vehicular access points and on-site parking facilities;

(6) the adequacy of existing roads, water supply, septic and other service systems required to accommodate the proposed development;

(7) the adequacy of proposed screening and buffering of noise, light and undesirable visual effects associated with the proposed development;

(8) the adequacy of proposed storage and garbage disposal facilities; and

(9) the proposed design and type of signs.

8.3.3 Any development of marine facilities shall take into account the Marine Shorelands policies contained in Section 2.1, Environmental Management.

8.3.4 The maximum density of suites in a lodge, recreational cabins, and campsites should not exceed 15 units per hectare (6 per acre) subject to the Land Use Bylaw.

8.3.5 Adequate buffers should be provided between Commercial Recreation uses and adjacent residential uses. Such buffers should consist of grass strips and appropriate trees and shrubs.

PART 9 - INDUSTRIAL

9.1 BACKGROUND

Industrial activity within Metchosin is limited at present to a sawmill, a shakemill, a concrete pipe manufacturing plant and a log booming operation. A limited amount of "clean" light industry of a small scale servicing the local area may be desirable providing it does not have substantial impact on the rural character and natural environment of Metchosin.

9.2 OBJECTIVES

9.2.1 To encourage industrial land uses that are not disruptive of the natural environment and rural character of the community.

9.3 POLICIES

Definition: Lands designated as Industrial on the Plan Map 3 shall be predominantly used for non-noxious and non-offensive industries providing for the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing or repairing of goods or materials.

9.3.1 Industrial use may be permitted if it relates to the natural resource base and does not adversely impact the character of the community. When approving an industrial use, Council shall take into account the Commercial Recreation policies of Section 8.3.2.

9.3.2 Location of individual industrial uses should be considered in light of the potential for adverse effects on adjacent properties which shall include, but not be limited to the following factors:

(1) noise,
(2) vibration,
(3) smoke,
(4) particulate matter,
(5) odour,
(6) toxic matter,
(7) fire and explosive hazards,
(8) glare and heat.

9.3.3 Motorized vehicle impact on lands within the ALR must be minimized with adequate access and off-street parking.

9.3.4 Adequate setbacks, screens and safety buffers should be required of an industrial development whenever undesirable noise, light, or visual effects may emanate from the development or ancillary uses.

9.3.5 Only industry that can be adequately serviced by on-site effluent disposal systems shall be permitted.

Lee Field on logging cart, handmade by Chester Field.

PART 10 - TRANSPORTATION

10.1 BACKGROUND

The existing transportation system serving Metchosin consists of a network of highways and roads and multiple use non-motorized trails. The transportation network consists of:

(1) Arterial Highways:

Provincial Trunk Highway - Route 14, which extends from Colwood to Port Renfrew and passes through the Northwest corner of the community.

(2) Secondary Highways:

(a) Metchosin Road,
(b) Happy Valley Road (Metchosin Road to Rocky Point Road),
(c) Rocky Point Road (Happy Valley to East Sooke Road), and
(d) East Sooke Road.

(3) Major Roads:

(a) Happy Valley Road (Rocky Point to municipal boundary), which provides an alternative North-South link between Rocky Point Road and Route 14 (Sooke Road);
(b) Kangaroo Road, which provides an East-West link between Rocky Point Road and Route 14 (Sooke Road).

(4) Collector Roads:

(a) William Head Road,
(b) Lindholm Road,
(c) Duke Road,
(d) Lombard Drive,
(e) Pears Road, Sundance Drive, Glen Forest Way (Happy Valley Road to Sundance Drive).

(5) Local Roads:

Local Roads provide access to neighbourhoods throughout the District.

The existing road system has sufficient capacity to deal with the present vehicular transportation demands. Since most roads are narrow and winding, safe travel through the community dictates relatively slow speeds, but this is not a disservice to the community.

The expected increase in recreational traffic combined with anticipated large population growth immediately to the north will significantly reduce the time frame for demanded improvements to the community's major roads. Demands from those outside Metchosin (for access routes to recreational areas) has to be made compatible with the requirements of agricultural activities and community residents.
Proposed Major and Collector Roads are indicated on Road Network, Map 9. A new road is proposed to connect with a new North-South Secondary Highway within Colwood and Langford which would

provide direct access to the existing intersection of Rocky Point Road and Happy Valley Road. Such a route would remove most recreational traffic from Happy Valley Road and Metchosin Road and from the Village Centre. Since the Olympic View Golf Course obstructs the proposed alignment of the Millstream Road extension into Metchosin, a new alignment may be necessary if this section is to be built. The Ministry of Transportation and Highways has proposed in its "Major Street Network" plan of 1984 to link Duke Road and Neild Road through to Sooke Road and link Leefield Road through to Sooke Road. The community has expressed concern about this plan. Further work by the Ministry of Transportation and Highways is required to substantiate the need for such roads, decide construction dates and define the precise locations of these roads. The approval of the Provincial Agricultural Land Commission will be necessary for highway right of ways on the ALR.

Some residents have expressed a desire for improved transit service. An efficient public transit system would offer certain benefits to the entire community especially in terms of energy conservation and convenience. However, it must be recognized that this service cannot be provided at high levels of convenience without the support of urban population levels. Metchosin residents will continue to live in a largely rural area with low density residential development and therefore should expect only modest improvements in transit service.

The "Galloping Goose Regional Park Corridor" passes North to South through the area from Happy Valley Road towards Rocky Point Road then westward towards Sooke. This right of way, acquired by the Provincial Government, and under licence of occupation to the CRD, has significant potential as a safe, enjoyable corridor for pedestrians, cyclists, equestrians and future public transit. This Corridor is one portion of an extensive trail network throughout the community. It is the intention of the Plan to continue to provide multi-user trails as part of the overall transportation system.

10.2 OBJECTIVES

10.2.1 To provide and maintain a safe and convenient transportation system throughout the community.

10.2.2 To improve public transportation services.

10.2.3 To minimize the impacts of through traffic on existing and future development.

10.2.4 To minimize the number and length of new roads required to meet the demands of community development.

10.2.5 To minimize the impact on the existing agricultural and residential community and the natural environment when determining the alignment of any new roadway.

10.2.6 To protect the "Galloping Goose Regional Park Corridor" right of way for public recreational and transit use.

10.2.7 To acquire an adequate network of pedestrian, equestrian and cycling trails in Metchosin through the subdivision process, and to encourage pedestrian, equestrian and cycling uses throughout the transportation network.

10.2.8 To protect existing unconstructed road rights of way for future trail networks.

10.2.9 Where practical, to provide access over the trail network for fire protection services and emergency

equipment.

10.2.10 To reduce CO_2 emissions and other atmospheric pollution due to transportation.

10.3 POLICIES

10.3.1 With the exception of arterial and secondary highways, all components of the transportation system should be regarded as community roads with the primary function of intra-community traffic movement and access to abutting properties.

10.3.2 Intersections of local roads with major roads and direct access from abutting properties onto major roads should be limited. Four-way intersections are preferred to offset "T" intersections.

10.3.3 A high standard of maintenance should be provided for all roads with particular attention given to major roads and collector roads. Improvements should be provided where necessary, but vehicle lanes should not be widened without demonstrated traffic and safety needs.

10.3.4 All new roads and modifications to roads should follow specifications outlined in Road Classification Table 4.

10.3.5 Present transit services should be reviewed with transit authorities to determine whether changes could be made to better serve the community and whether any additional services can be provided to Metchosin as development takes place in Colwood and Langford.

10.3.6 New road patterns and improvements should be suited to the provision of an efficient transit system taking into account existing and proposed residential and commercial development. Provision of walking facilities and paved passenger standing areas on all transit routes should be a long-term objective.

10.3.7 Subdivision applications and other development proposals should provide trail corridors for pedestrians, cyclists and equestrians as alternative means of transportation to various facilities and points of interest including but not limited to schools, parks, shopping and transit stops.

10.3.8 Provision should be made for safe movement of pedestrians, cyclists and equestrians along all major and collector roads. Wherever possible, this will be encouraged by providing a wider shoulder on existing and proposed roads.

10.3.9 The "Galloping Goose Regional Park Corridor" right of way should remain as a public recreational and transit corridor.

Table 4 - Road Classification

ROAD TYPE	R.O.W. WIDTH	RESPONSIBLE AGENCY	SERVICE FUNCTION	PRINCIPLES OF INTERSECTION AND ACCESS CONTROL
Arterial Highways	30 m (100')	Province	Carrying substantial volume of inter-regional traffic at high speed. Offering optimum mobility for through traffic, with limited service to adjacent lands.	Where appropriate, connects to a freeway. Generally connects to Secondary roads. Restricted connections to all other roads. Access to adjacent land is controlled.
Secondary Highways	25 m (80')	Provincial and Municipality	Carrying significant volume of inter-municipal traffic at moderate speeds. Offering good mobility for through traffic, with minimum service to adjacent land.	Where appropriate, connects to a trunk highway. Generally connects to major and collector roads. Restricted connections to local roads. Direct access to abutting properties is controlled.
Major Roads	25 m (80')	Municipality	Carrying significant volume of intra-municipal traffic at moderate speeds. Offering mobility for through traffic, with some service to adjacent land.	Where appropriate, will connect to trunk and/or secondary highways. Generally connects to major, secondary and collector roads. Limited connections to local roads. Direct access to abutting properties is restricted.
Collector Roads	20 m (66')	Municipality	Providing collection and distribution of significant neighbourhood traffic volumes at modest speeds. Offering fair mobility for trough traffic, while providing good service to adjacent land.	Generally connects to major collector and local "A" roads. Limited connections to local "B" roads. Some direct access to abutting properties is permitted.
Local "A" Roads	20m (66')	Municipality	Providing access to adjacent land and collection and distribution of moderate neighbourhood traffic volumes; at modest speeds. Offering limited mobility for through traffic, while providing good service to adjacent land.	Generally connects to collector and local "B" roads. Limited connections to major roads. Direct access is permitted to all abutting properties.
Local "B" Roads	20 m (66')	Municipality	Providing access to abutting properties and carrying light traffic volumes at low speeds. A no-through road providing excellent service to abutting land.	Generally connects to local "A" roads and limited connections to collector and major roads. Direct access is permitted to all abutting properties.
Local "C" Roads	20 m (66')	Municipality	Short, dead-end residential roads carrying very light traffic at very low speeds. No transit or school bus service.	Generally connects to local "A" or "B" roads and limited connections to collector and major roads. Direct access is permitted to all abutting properties.

Arden family photo, c.1926.

Ed Marcotte with Mules at Albert Head, c.1935.

PART 11 - INSTITUTIONAL

11.1 BACKGROUND *(Bylaw 568, 2010)*

As indicated on Community Services & Institutional, Map 10, Metchosin contains a variety of institutional land uses. The Department of National Defence (D.N.D.) owns lands at Albert Head, Mary Hill and Rocky Point. Other institutional uses include the federally-held William Head Institution. As well, there is the educational facility, the Lester B. Pearson College of the Pacific.

The D.N.D. has the largest land holdings within the community acquired in the early 1950's for national security. Currently, Rocky Point remains an active arsenal for the military in the Pacific Regions and Albert Head/Mary Hill are the sites of militia training activities.

William Head Institution is a federal penitentiary operated by the Correctional Service of Canada, and it is the only federal institution on Vancouver Island. These institutional uses have been generally acceptable to and compatible with other uses within the community. They constitute a source of local employment, and their presence has been significant in ensuring the preservation of unique marine shorelands with very high recreation potential.

Lester B. Pearson College of the Pacific, covering 31 hectares (77 acres), is located adjacent to D.N.D. lands on Pedder Bay. It is one of 13 United World Colleges and schools (and the only one in Canada) offering an International Baccalaureate diploma with approximately 200 students from 100 countries. The school is also host to the Metchosin International Summer School of the Arts during the summer break.

The Federal government periodically re-evaluates the use of institutional lands and may consider disposing of some surplus lands. Because marine shorelands are a limited recreational resource and Metchosin's variety of marine shore environments is ideally suited for a range of recreational uses, senior governments are urged to decide if the public interest might be better served by allowing access to those marine shorelands presently closed to the public. Also, because of the increased regional and local population and the increased demand for recreational areas, it is suggested that the evaluation of lands for disposal occur in the near future.

In addition to lands and uses within the Major Institutional designations, Plan Map 3 also identifies a number of Community Institutional lands and uses. These designations consist of community facilities, private and public schools and other institutional uses not associated directly with senior levels of government. These uses are also noted on Community Services & Institutional, Map 10.

11.2 OBJECTIVES

11.2.1 To ensure compatibility of Major and Community Institutional land uses with other uses.

11.2.2 To provide public access to, and encourage recreational use of, the unique marine shore resources presently within the bounds of institutional lands.

11.3 POLICIES

Definition: Lands designated as Major Institutional on Map 3 are used by the Federal Government predominately as the sites for major institutional uses. Lands designated as Community Institutional on Map 3 are predominantly sites for Community Institutional uses such as community facilities, and private and public schools.

11.3.1 Any further development or major modifications of existing development on Major and Community Institutional lands should respect the goals, objectives and policies of this Plan including, if applicable, their status as an ALR.

11.3.2 If the Federal Government relocates the institutions and uses at Albert Head, William Head, Mary Hill, Rocky Point and Bentinck Island, it is urged that this land be designated a marine park and that the DistrictISTRICT be given the right of first refusal.

11.3.3 Until the re-evaluation and disposal of Federal Institutional lands, every consideration should be given to creating public access and recreational opportunity along the costal portion of such lands.

William Head Quarantine Station until 1956.
Now the location of William Head Penitentiary.

PART 12 - COMMUNITY SERVICES

12.1 BACKGROUND

The level and quality of Community Services should be evaluated on an ongoing basis. It is the intent of the Plan that the level of Community Services be limited due to the dispersed nature of the population of the community. The provision of necessary community services should be done as economically as possible with costs incurred being shared by residents commensurate with benefits gained from improved levels of services.

12.2 MUNICIPAL HALL *(Bylaw 568, 2010)*

The District~~DISTRICT~~'s Municipal Hall was built in 1999 and is situated on 4.45 ha of land. In addition to the Municipal Hall and works area, the municipal grounds include the Pioneer Museum, cricket pitch, pavilion, riding ring, bike park, Community House, Fire Hall, emergency operations centre and a native plant garden. The land is also home to the Metchosin Farmers' Market, as well as community celebrations such as Metchosin Day.

12.2.1 Future public buildings should be close to the Municipal Hall, Metchosin Elementary School and the Community Hall near the intersection of Metchosin and Happy Valley Roads.

12.3 SCHOOLS *(Bylaw 568, 2010)*

The Sooke School District #62 is responsible for providing public educational facilities for Metchosin. Hans Helgesen Elementary School is the only public elementary school in the community offering instruction to students from Kindergarten to Grade 6. In 2009, the school had an enrolment and operational capacity of 175 for students in grades 1 through 6, plus a further capacity for 100 kindergarten students, at a time when kindergarten was a half-day program. Total enrolment, including kindergarten, has ranged from 188 to 253 between 2002 and 2009. Some areas of Metchosin are within the Happy Valley Elementary School catchment area – a school located beyond Metchosin's borders in Langford. A program called "Gateway to the Trades" for students in Grade 10 and 11 at Belmont Secondary School operates at the former Metchosin Elementary School, which was closed as an elementary school in 2003. The enrolment for the trades program varies each term, but averages about 80 to 90 students. There are no middle or secondary schools within Metchosin at present. Students generally attend Dunsmuir Middle School and Belmont Senior Secondary Schools in Colwood and Langford respectively, but this may change when two planned secondary schools are constructed in Colwood's Royal Bay area and on the former Glen Lake Elementary site. No new schools are planned for Metchosin. It is recommended that a close liaison be maintained between the Sooke School District and the District of Metchosin to ensure that demands for further educational facilities and programs are monitored.

West Mont school is an independent school that offers a Montessori program from preschool to Grade 8. It has 100 students from Kindergarten through grade 8 (April, 2010), and maximum enrolment is 125.

12.3.1 Close ties should be maintained between the Sooke School District and the District of Metchosin over the Plan period to monitor and plan for future school facilities.

12.4 FIRE PROTECTION

Fire protection services are provided on a volunteer basis by the Metchosin Fire Department located on Happy Valley Road. There is a deficiency in availability of water for fire fighting and an insufficient number of hydrants. Much of the community is not served by a community water system.

12.5 LAW ENFORCEMENT

Law enforcement in Metchosin is provided primarily by the Colwood R.C.M.P., with a small portion, to the west of Kangaroo Road, served by the Sooke R.C.M.P. This service is provided at the expense of the Attorney General's Department for communities with fewer than 5,000 persons.

As the projected population increase for Metchosin over the Plan period is low, it is anticipated that the R.C.M.P. will continue to provide law enforcement. No provision for enforcement facilities within Metchosin is currently required.

12.6 METCHOSIN FARM - BOYS AND GIRLS CLUB CAMP *(Bylaw 568, 2010)*

Metchosin Farm, as it has been referred to in previous Plans, has been home to Boys & Girls Clubs of Greater Victoria programs since the District~~ISTRICT~~ incorporated in 1984. The property was formerly owned by the Provincial Government but in 2003 the property was purchased by the Boys & Girls Club Services. The property was redesignated Community Institutional in 2008, and is used to provide a variety of programs for the Boys and Girls Club, as well as other institutions and groups.

12.7 MUSEUMS *(Bylaw 568, 2010)*

Metchosin is home to museums in its Village Centre – the Metchosin School Museum at 4475 Happy Valley Road and the Metchosin Pioneer Museum at 4450 Happy Valley Road. The School Museum is a one-room schoolhouse that was originally opened in 1872 on a parcel of land donated by Mr. John Witty. The schoolhouse served continuously for 42 years. Today it contains artifacts, photographs and stories from Metchosin's pioneer families. The Pioneer Museum is located on the municipal grounds. It includes a stagecoach that served the community to deliver mail, household goods and people, as well as other artifacts, farm implements and memorabilia.

12.8 METCHOSIN ARTS AND CULTURAL CENTRE *(Bylaw 568, 2010)*

A portion of the former Metchosin Elementary School became home to the Metchosin Arts and

Cultural Centre in 2008, including studio and gallery space, as well as the offices of the West Shore Arts Council. It is operated by the Metchosin Arts and Cultural Center Association which was founded in December, 2007.

12.9 COMMUNITY HALL

The property for the site of the Metchosin Community Hall was deeded to the residents of Metchosin on February 9th 1889, by Mr. William Fisher. The land of approximately .2 ha (.5 acres) is at the intersection of Metchosin, Happy Valley and William Head Roads. The first hall was erected in 1889 being replaced in 1940 by the existing hall which remains one of the main community gathering points. The land and building are held in trust by 3 trustees for the residents of Metchosin for their use.

12.10 CHURCHES *(Bylaw 568, 2010)*

The Anglican Church of St. Mary the Virgin was constructed in 1873 next to the school erected the previous year. The church is the .8 hectare (2 acres) site donated by John Witty for the community school, church and cemetery. The church is the third oldest Anglican Church on Vancouver Island.

The limited size of the existing St. Mary's Church required the construction of a new one on Metchosin Road across from the Metchosin Golf Course. The existing historical church has been retained and is designated as a Heritage site.

The Catholic Church of St. Thomas was built in 1927 at the same time as three other identical churches in locations thought to become future city centres: Sooke, Langford and View Royal. The Metchosin centre so chosen was on Rocky Point Road across from a general store, post office, feed store and gas station with the (old line) CNR railway station on Walpole Road near by.

Father Leterme supervised construction of all four churches, and, while the others have been replaced by larger buildings, St. Thomas remains as constructed.

12.11 WATER SUPPLY

Domestic water within Metchosin is obtained from private wells and a piped water system administered by the Greater Victoria Water District. Sooke reservoir and other GVWD reservoirs are the sources of this piped water, and the extent of the community water system is indicated on Community Services & Institutional Map 10. The continued expansion of this system is encouraged.

A water strategy should be developed by the municipality to guide future development, determine the quantity and quality of water sources, and determine the impact that current development is having on existing water sources.

12.11.1 Before subdivision approval, the developer must prove the availability of sufficient water to adequately support the project.

12.12 SEWAGE AND SOLID WASTE DISPOSAL

There is no community sewage disposal system within Metchosin. All waste is currently disposed of by private septic disposal systems. There are no existing or proposed waste water treatment and solid waste disposal sites in Metchosin.

Recycling is a valuable alternative to disposal. There currently is a recycling station on the Municipal property. The continued use of this station is encouraged.

12.12.1 The District of Metchosin should continue to encourage the investigation and use of new technology involving sewage disposal techniques.

12.12.2 No building permit is to be issued unless the proposed sewage disposal system has been approved by the Medical Health Officer.

12.13 RAIN WATER MANAGEMENT *(Bylaw 418, 2004)*

Development proposals should give careful consideration to rain water drainage.

12.13.1 **Objectives**

1. To ensure development proposals give careful consideration to rain water drainage and management.

2. To develop and implement Rain Water Management Guidelines to mitigate potential flood hazards, protect the Proper Functioning Condition of Riparian-wetland Areas and provide for groundwater recharge.

12.13.2 **Policies**

1. In new subdivisions and other development, close scrutiny should be paid to the handling of storm water drainage and the downstream effects of the development. Contaminants must not be introduced into water bodies, watercourses or the sea.

2. The ~~DISTRICT~~ District supports the creation and implementation of "Rain Water Management Guidelines," along with amendments to its bylaw standards, providing specifications for rain water management to reflect the objectives stated in this Plan.

3. The ~~DISTRICT~~ District will work with the Capital Regional District and neighboring municipalities with regard to undertaking rain water management planning where drainage basins overlap jurisdictional boundaries.

4. The District~~ISTRICT~~ supports the creation and implementation of integrated rain water management plans for its drainage basin areas over the next five (5) years, subject to budget.

St. Mary's Church, built 1873.

Metchosin School, c.1949.

PART 13 - IMPLEMENTATION

13.1 PREPARATION OF PLAN

This Official Community Plan is the result of a coordinated effort by the District of Metchosin and the residents of Metchosin. If the Plan is to have any effect, its objectives and policies must be implemented. The various means by which the objectives and policies of this Plan may be achieved are outlined below. This Plan was prepared with the assistance of local residents through workshops and public meetings. To reflect the desires of local residents, citizen involvement should be maintained.

13.2 REGULATORY BYLAWS

The Land Use and Subdivision Bylaws are two of the most important administrative tools for implementing this Plan. Land Use Bylaws reflect and refine the policies of a Plan by establishing detailed standards and guidelines. Similarly, Subdivision Bylaws specify servicing requirements for subdivisions. To effectively implement this Plan, the existing Land Use and Subdivision Bylaws will be continually revised to conform with this Plan and any amendments. The District of Metchosin should involve local residents in the formulation of regulatory bylaws, Community Plan amendments and long-term budgets.

13.3 FINANCING DEVELOPMENT

Costs incurred in developing and improving community facilities consistent with this Plan should be shared by existing residents commensurate with benefits gained. The rate and scale of development should not place an unwarranted financial burden on the existing residents. Tax stabilization measures should therefore be considered prior to the approval of major development projects.

It is anticipated that, in the future, Development Cost Charges (DCCs) may be required to recover some of the infrastructure capital costs. When Council decides to pursue this option, it will establish DCCs for drainage, roads, and park acquisition based on the anticipated capital costs of major municipal roads, community parks, and drainage works.

13.4 PARK ACQUISITION PROGRAM

Additional park lands will be required over time. Therefore, suitable blocks, view points and linear park areas have been recommended in the Plan.

13.4.1 In order to increase the number of Community Park facilities, a Community Park acquisition program should be maintained.

13.5 PLAN AMENDMENTS AND REVIEW

As growth takes place in Metchosin and conditions change, this Plan will need to be reviewed and updated so that it remains a viable and effective tool for guiding growth and development. In addition to amendments and the mandated public review of the Official Community Plan every five years, there should be a number of further studies which will inform and assist in the development of guidelines and policies. Most of the studies listed in Section 13.5.3 have already been listed in the preceding sections.

13.5.1 The policies of this Plan should be clarified, detailed and amplified by amendments formulated as necessary. Amendments are to be in keeping with the spirit of this Plan.

13.5.2 This Official Community Plan is to be reviewed at intervals of not more than five years to determine progress towards achieving the purpose of the Plan and to determine whether revisions are necessary.

13.5.3 The list of further studies which should be undertaken or required by Council shall include, but not be limited to, the following:

(1) The Sustainable Development Strategy or Sustainable Community Strategy not described in this document. To be started in 1996, through a Municipal Affairs' Planning Grant, and adopted by Council when complete.

(2) General Environmental Information or Studies to assess possible impacts of a proposed development on the surrounding environment outlined in Section 2.3.3. To be provided by the proponent prior to the subdivision or development application.

(3) The Bilston Watershed Action Strategy outlined in Section 2.3.8. To be completed and adopted by Council through an inter-governmental consortium and a Municipal Affairs' Planning Grant by October 1995.

(4) Watershed Action Strategies for other watersheds as necessary outlined in Section 2.3.8. To be completed and adopted by Council either independently or through an inter-governmental consortium, as required.

(5) Sensitive Environment Inventory, outlined in Section 2.3.9, has been adopted by Council. To be updated and amended by Council as required.

(6) Shoreland Slope Engineering and Resource Management Studies to permit a variation in policies relating to permitted minimum building setbacks (Sections 2.6 and 2.14), and the placement of shore protection structures (Sections 2.6.4, 2.6.11, and 2.14.6). To be completed and/or adopted by Council as required.

(7) Slope Regression studies to determine whether residences in Class II and Class III slopes are at risk (Section 2.6.8). To be completed and adopted by Council at five-year intervals or as required.

(8) Beach Stabilization feasibility program using natural nonstructural techniques, Section 2.6.13(3). To be completed jointly by Council and Ministry of Environment, ~~Lands~~ and Parks

as required and adopted by the Council.

(9) Bilston Watershed Development Permit Area Engineer's Report to confirm that a proposed development in Development Permit Areas will produce no net increase in peak run, no net reduction in summer low flows, and minimal adverse impacts on water quality. Described in Section 2.13. To be completed by a certified professional engineer at proponents' expense, prior to issuance of a Development Permit.

(10) Metchosin Parks and Recreation Master Plan to be reviewed and revised every five years or as required and subject to Section 5.2.

(11) General Long-Term Municipal Fiscal Analysis to be completed and adopted by Council at five-year intervals or as required.

(12) Environmental assessment and impact study for management of the Low-Energy Shore located at the head of Pedder Inlet.

13.6 RELATIONSHIP WITH OTHER GOVERNMENT AGENCIES

Other governments and agencies with jurisdiction in the area have an impact on the realization of this Plan. Examples include the DND, the B.C. Ministries of Transportation and Highways, Agriculture, and Municipal Affairs; Environment Canada; B.C.Hydro; and the Greater Victoria Water District. The District of Metchosin recognizes these various interests and encourages coordination and cooperation with other governments and agencies in the implementation of this Plan.

13.7 INTEGRATING HOUSING NEEDS

Commented [TJ26]: Added to provide the legislative context for this OCP housing update.

Under the *Local Government Act*, municipalities in British Columbia are required to review and, if necessary, update their Official Community Plans (OCP) at least every five years to ensure alignment with the most recent Housing Needs Report. The intent of this requirement is to ensure that local governments proactively plan for current and anticipated housing needs using a consistent provincial methodology. While an OCP does not directly build housing, it plays a foundational role in enabling the types and forms of housing that communities need. Regular updates help ensure that housing-related policies remain relevant, targeted, and capable of facilitating the delivery of diverse and affordable housing over time.

- The next full Housing Needs Report is required to be completed by December 31, 2028, following the 2026 Census.
- The next Official Community Plan and Land Use Bylaw reviews must be completed by December 31, 2030, within two years following the full Housing Needs Report

NOT THE OFFICIAL VERSION **FOR REFERENCE ONLY**

DISTRICT OF METCHOSIN

BYLAW NO. 259

A Bylaw to Regulate Land Use, Parking, Screening, and Signage

WHEREAS the *Local Government~~Municipal~~ Act* authorizes a local government to enact bylaws, pursuant to the provisions of Part 29, Division (4) - Land Use Designation,

NOW THEREFORE the Municipal Council in open meeting assembled enacts as follows:

1 This Bylaw may be cited for all purposes as the **Metchosin Land Use Bylaw No. 259**.

2 The regulations attached hereto as Schedule "A" form an integral part of this Bylaw.

3 The District of Metchosin Land Use Bylaw No. 233, with subsequent amendments, is hereby repealed.

Read a First time, this	23rd	day of	October,	1995.
Read a Second time, this	23rd	day of	October,	1995.
PUBLIC HEARING HELD this	**14th**	**day of**	**November,**	**1995.**
Read a Third time, this	14th	day of	November,	1995.

APPROVED PURSUANT TO SECTION 57 OF THE *HIGHWAY ACT*,

ADOPTED, this	20th	day of	November,	1995.

_____ _____

Clerk of the District of Metchosin Mayor

District of Metchosin

Land Use Bylaw

Bylaw 259, 1995

This bylaw has been consolidated **for convenience only**. Please contact staff to verify that the information contained in this document reflects the most current bylaw provisions.

The following amendment bylaws are incorporated:
259, 255*, 256* 257, 292*, 294*, 306*, 315*, 316, 323*, 324, 342, 343*, 369*, 406*, 476, 486*, 488*, 509*, 515*, 520, 541*, 549, 550, 570*, 574, 583, 589, 609, 635, 636 *Mapping amendments

Consolidated April 2020

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PART 1 - DEFINITIONS

1. In this Bylaw unless the context otherwise requires:

Accessory Dwelling Unit means a self-contained dwelling unit located on the same lot as a principal dwelling, which is secondary to the principal dwelling, and includes secondary suites, detached secondary suites, and carriage houses.

Commented [TJ1]: With the addition of carriage houses, grouping secondary suites, detached secondary suites and carriage houses under one heading "Accessory Dwelling Unit" provides clarity, consistency, and regulatory efficiency. A clear definition ensures that terms like secondary suite, detached secondary suite, and carriage house are consistently understood as accessory dwelling units.

Access Strip means a relatively narrow strip of land which forms an integral part of a panhandle lot to provide frontage on a highway and vehicular access from the highway to the remainder of the lot. The access strip is considered to have ended when the width of the front lot line equals one-tenth of the perimeter of the remainder of the lot. No building may be located within the access strip.

Accessory Building means a building or structure, the use or intended use of which is located on the same lot as the principal building or principal use served, is not attached to the principal building, and the use or intended use of which is customarily incidental, subordinate to and exclusively devoted to the principal use on the lot.

Accessory Use means a use which is customarily incidental, subordinate to and exclusively devoted to the principal use on the lot.

Agricultural Zone means the AG or AG1 Zones.

Agriculture means a use providing for the growing, rearing, producing and harvesting of food crops, livestock, poultry, bees, and horticultural products which may be conducted as a commercial enterprise; the storage and sale on an individual farm of the products harvested, reared or produced on that farm. It includes as accessory uses the storage, maintenance and repair of farm machinery and implements used on that farm; and the storage of fertilizer, pesticides, medications, feed, dietary additives and all incidental materials used on that farm. It specifically excludes intensive agriculture, cannabis production, medical cannabis production and all manufacturing, processing, storage and repairs not specifically included in this definition.

(Bylaw 636)
(Bylaw 652)

Amenity Residential Zone means the AR1 Zone.

Animal Hospital means a building or part thereof used by veterinarians primarily for the purposes of the consultation, diagnosis and office treatment of household pets. Use as a kennel shall be limited to short-term boarding and shall only be incidental to such hospital use.

Arcade means a place of business where gaming activities are conducted for public or private use.

Assembly means a use providing for the assembly of persons for religious, charitable, philanthropic, cultural, private recreational or private educational purposes. It includes auditoriums, youth centres, social halls and group camps. It excludes churches.

Automotive Service Station means a building and premises used for the repairing and servicing of motor vehicles and may include the retail sale of petroleum products, the sale of automobile accessories, and, where it is incidental to automotive repair and service, auto body work, painting, and welding may be conducted. All sales and storage of accessories or repairing and servicing shall be conducted within a wholly enclosed building. The storage of motor vehicles not in operating condition is specifically excluded.

Balcony means an unenclosed platform projecting horizontally not more than 1.22 m (4') from the face of a wall and which is cantilevered or supported by columns or brackets and used as an outdoor porch or sundeck.

Bank includes credit unions and trust companies.

Basement means that portion of a building having a floor and ceiling which is partially located below natural grade. A basement shall be considered as a storey if the finished floor level directly above a basement is more than 1.8 m (6') above the average natural grade and the interior height of the basement is 2.1 m (6.9') or greater.

Bed and Breakfast means a Home Business within a dwelling unit that provides transient tourist accommodation in which sleeping units are rented on a short-term basis, and may include the provision of a breakfast meal served on the premises.

Beehive means a man-made structure in which bees are kept.

(Bylaw 635)

Boardinger means the provision of lodging, with or without meals, for compensation, to not more than four (4) persons within a dwelling unit. Such persons are included in the maximum number of unrelated persons permitted to occupy the dwelling unit. Boarding does not permit the preparation of meals within sleeping rooms. ~~an individual other than a member of the family occupying the dwelling unit or a part thereof who, for a consideration, is furnished sleeping accommodations and may be furnished meals or other services as part of the consideration; excludes the preparation of meals in sleeping areas.~~

Commented [TJ2]: Clarified this definition to be consistent with changes to the "Family" definition.

Boarding Kennel means premises in which dogs over the age of 8 months and cats are kept, trained, cared for, or boarded. The maximum number of animals shall not exceed 50 dogs and 50 cats. The boarding kennel facility shall be constructed so that animals may be retained indoors between the hours of 8:00 p.m. through 8:00 a.m. The boarding kennel excludes an animal shelter or an animal impounding facility.

Breeding Kennel means premises in which dogs over the age of 8 months are kept and/or bred.

Building means a structure that is used or intended to be used for supporting or sheltering persons or animals or property.

Bylaw Enforcement Officer means the person or his delegate appointed by Council to enforce regulatory bylaws of the Municipality.

Campsite means the use of a lot occupied and maintained, or intended to be occupied and maintained, for the temporary accommodation of vacationing public in travel trailers, tent-trailers, tents or similar transportable accommodation, which is operated as a commercial enterprise, but does not include a manufactured home park, motel or a hotel.

Cannabis means any part of the cannabis plant including its preparations and derivatives but does not include: a non-viable seed of a cannabis plant; a mature stalk of a cannabis plant, without any leaf, flower, seed, or branch, and fiber derived from such stalks; and the roots or any part of the root of a cannabis plant.

(Bylaw 652)

Cannabis production means the use of any land, building or structure for the growing, production, processing, destruction, storage or distribution of cannabis, but does not include: cannabis sales; non-commercial activities by a registrant or designated person under the Access to Cannabis for Medical Purposes Regulations.

(Bylaw 652)

Cannabis sales means the retail or wholesale sale of cannabis, and includes an operation which provides referrals or facilitates access to cannabis not physically sold on the premises.

(Bylaw 652)

Carriage House means a detached, accessory dwelling unit located on the same lot as a principal dwelling, situated above an accessory building such as a garage, storage building, or workshop. A carriage house contains complete, independent living facilities, including areas for cooking, eating, sanitation, and sleeping and has a separate entrance. A carriage house may be a Modular Home.

Commented [TJ3]: New definition added to reflect new type of housing added. Maximum sizes of classes of dwelling units are found typically in general regs (or in a zone if there is only one zone for that class of dwelling). It is best practice for the drafting of legislation, including bylaws, to not include any regulations, standards, or prohibitions in a definition, but to keep those controls in the regulatory part of the bylaw.

Church means a building wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship.

Civic means a use providing for public functions under the auspices of a government body. It includes offices, fire halls, police stations, community centres or halls, libraries, museums, and courts of law.

Club means an association of persons, whether incorporated or not, united by some common interest, meeting periodically for cooperation or conviviality. Club shall also mean, where the context requires, premises owned or occupied by members of such association within which the activities of the club are conducted.

Commercial Zone means the C1 and C2 Zones.

Commercial Recreation Zone means the CR1, CR2, CR3, and CR4 Zones.

Common Wall means a wall with a minimum horizontal dimension of 6.25 m (20.5') and a minimum vertical dimension of 2.13 m (7'), common to the dwelling unit and the secondary suite in a dwelling unit containing a secondary suite, and for the purposes of this definition a garage or carport may not be considered a part of a dwelling unit.

Communal Seniors Housing means a residential use operated by a non-profit or charitable organization, in which a group of senior residents live together in a single, shared building containing private bedrooms, each with access to a bathroom that may be private or shared, and shared common living, dining, and kitchen facilities. The housing provides a domestic style living arrangement for independent seniors, without personal or health care services, and is not a Community Care Facility or other licenced facility under the *Community Care and Assisted Living Act*. Light services such as meals, housekeeping, and social programming may be provided. An example is an Abbeyfield-style residence model. For the purposes of this Bylaw, Communal Seniors Housing is a distinct use, separate from a dwelling unit, and Community Care Facility.

Commented [TJ4]: New definition added to reflect new use added.

Community Care Facility means a facility licensed pursuant to the *Community Care and Assisted Living~~Facility~~ Act*.

Concession Stand means a structure, or portion thereof, not exceeding 14 m^2 (151 ft^2) used in conjunction with a lot developed as a Golf Course – Class A or Class B, where food and beverage is sold for a fee or charge to patrons of the Golf Course for immediate consumption on the lot but are not consumed within the confines of the concession stand.

Concession/Souvenir Stand means a structure or portion thereof, not exceeding 24 m^2 (258 ft^2), used in conjunction with a lot developed as a Miniature Golf Course, where food and beverage is sold for a fee or charge to patrons of the Miniature Golf Course for immediate consumption on the lot but is not consumed within the confines of the concession stand; and where souvenirs or gift items are kept or offered for sale at retail to patrons of the Miniature Golf Course and which includes storage on the stand premises of limited quantities of such goods, wares or merchandise sufficient only to service such stand, unless otherwise specifically permitted by this Bylaw.

Corner Lot means a lot at the intersection of two or more highways.

Day Care means facility, licensed as such under the Child Care Licensing Regulations pursuant to the *Community Care and Assisted Living ~~Facility~~ Act*, which provides for the care of children and opportunities for their social, emotional, physical and intellectual growth.

Detached Secondary Suite means a detached, ~~accessory~~ dwelling unit situated on the same lot as a principal dwelling, containing complete, independent living facilities, including areas for cooking, eating, sanitation, and sleeping. A detached secondary suite may be a modular home. ~~room or suite of rooms located in a separate accessory building of more than 70 m² (753.5 ft²) for use as a complete, independent living facility with provision for cooking, eating, sanitation and sleeping. A detached secondary suite is an accessory use to the primary dwelling unit.~~

Dwelling Unit means a self-contained set of rooms, providing living, sleeping, cooking and sanitation facilities; containing not more than one kitchen, and used or intended to be used as a permanent residence for one family. A dwelling unit includes an accessory dwelling unit, manufactured home, or modular home. "Dwelling unit" does not include a park model trailer, recreational vehicle, tent or other vehicles or structures intended for temporary or seasonal occupancy.
~~1 or more rooms for the use of 1 family as a housekeeping unit containing cooking, eating, living, sleeping and sanitary facilities but limited to only 1 kitchen or set of cooking facilities; includes a manufactured home.~~

Effective Impervious Area (EIA) means the total area of Impervious Surface on a parcel of land, including but not limited to, rooftops, asphalt and concrete parking lots, driveways and roads, whose runoff is directly connected to a watercourse or a receiving water body usually via an overland drainage system (including downspouts that discharge directly to gutters or driveways), but excluding those areas which are not directly connected to a watercourse or receiving water body.

Family means an individual, or two or more persons related by blood, marriage, common law partnership, adoption, or foster parenthood, or a group of not more than seven (7) unrelated persons living together as a single housekeeping unit, including any boarders or lodgers. For the purposes of this bylaw, Family does not include Community Care Facility or Communal Seniors Housing. ~~either~~

~~(a) up to 3 persons living as a single non-profit housekeeping unit; this excludes roomers and boarders and living arrangements where the purpose is to provide a service for the crown or a private agency; or~~

~~(b) 2 or more persons all related to one another by blood, marriage, adoption, or foster parenthood. For the purpose of this definition, 2 people living together in a common-law relationship shall be deemed to be in a marriage relationship and each of the blood relatives of the partners to a common-law relationship shall be considered to be related to the partners and to their blood relatives.~~

Farm means 1 or more lots which are classified as a farm pursuant to the *Assessment Act*, used for the purposes of agriculture or intensive agriculture, and which may or may not be contiguous.

Farm Employee means an individual paid to work on a farm for a minimum of 20 hours per week on an annual basis and who is necessary for the operation of the farm.

Farm Equipment Sales means the use of land, buildings or structures for the storage and sale or rental of farm equipment.

Flanking Street means the highway abutting the side yard of a lot.

Flood Elevation means the 1:200-year recurrence interval flood elevation. Within the Bilston Creek watershed, the Flood Elevation shall be interpreted as the "Upstream Elevation" in "Table 1 - Bilston Creek 200-Year Flood Elevations," as referenced by the letter prepared by FOCUS Engineering dated June 2004.

Floor Area, Gross means the combined area of all floors within every storey in a building on a lot, measured from the exterior surface of the outside walls, including corridors, hallways, landings, foyers, staircases, stairwells,

Commented [TJ5]: Use consistent language throughout the bylaw. "Primary" is not used - "principal" is consistently used.

Commented [TJ6]: The LUB does not restrict small homes as there is no minimum floor area requirement for a principal dwelling or an accessory dwelling unit.

Commented [TJ7]: This definition has been updated to use a common and effectively used definition.

Communal Seniors Housing and Community Care Facilities take place within a dwelling unit, but cannot meet the definition for one family due to the specific nature of the use, which is why these uses were excluded.

"Roomers" is not mentioned anywhere in the bylaw which is why this was removed.

Since "Family" been referenced in the definition of "dwelling unit", it is not necessary to reference family in other definitions.

enclosed balconies and mezzanines, enclosed porches or verandahs, but does not include: ~~sum of the total floor area of each storey in each building including exterior walls.~~

- Open, unenclosed decks, balconies or porches
- Exterior stairways
- Unenclosed carports
- Crawl spaces or attic areas with a floor-to-ceiling height of less than 1.8 metres.

Commented [TJ8]: Updated this definition to make it clear what gross floor area does and does not include

Floor Area, Maximum means the aggregate of the gross floor area of the dwelling unit and/or accessory buildings used for Home Business.

Freestanding Bingo means gaming activity in the form of a bingo game licensed under the B.C. Gaming Commission and which is intended as a social function for charitable fundraising purposes.

Gaming Activity means any game played with cards, dice or any mechanical or electronic device or machine for money or anything of value, but excludes the purchase and sale of lottery tickets.

Garage or Carport means a detached accessory building, or a portion of a principal building, whose principal or intended use is for the parking or temporary storage of motor vehicles, and in which there are no facilities for the commercial repairing, servicing or painting of such vehicles.

Garden Centre means the use of a lot, buildings or structures or part thereof where flowers, bushes, trees or other plant stocks are purchased at wholesale and offered or kept for sale at retail and includes retail sales of related lawn and garden equipment, furnishings, and supplies.

Golf Course – Class A means a golf course having not less than 9 fairways and not exceeding 36 fairways provided that the average length per fairway is not less than 228 m (748').

Golf Course – Class B means a golf driving range, a golf par 3 course, and a golf pitch and putt course and in particular:

Golf Driving Range means a designated area with a minimum of 12 stalls having covered and/or uncovered tees with netting around the driving area if required;

Golf – Par 3 Course or Pitch and Putt Course means a short course having not less than 9 fairways and not more than 18 fairways provided that the average length per fairway is not less than 32 m (105') and not more than 228 m (748');

Golf Course – Miniature means a short course having not less than 9 holes and not more than 36 holes, for putting only, provided that the average distance between holes is not less than 5 m (16.4') and not more than 10 m (32.8').

Golf Pro Shop means a building or portion thereof where golf equipment and accessories are offered or kept for sale at retail including storage on or about the shop premises of limited quantities of such goods, wares or merchandise sufficient only to service such shop, unless otherwise specifically permitted by this Bylaw; where golf equipment and accessories may be repaired, and which may provide an office for the golf course professional.

Grade, Average Natural, for the purpose of determining the height of a building, means the natural grade measured at a minimum of 4 points of a building which is generally the midpoint of each external wall.

Grade, Finished means the final level of the ground or paving surrounding a building or structure.

Grade, Natural means the elevation of the surface of the existing, undisturbed natural ground at any point on a lot. Where the natural grade has been altered by man-made works, the grade may be required to be established by survey.

Greenhouse, Illuminated means a building or structure used for commercial horticultural practices which is illuminated at any time between sunset and sunrise. The flowers, shrubs, trees and similar vegetation which are grown may be sold either at wholesale or retail.

Habitable Floor Area means the floor area of a building or dwelling unit used for living purposes, including kitchens, living rooms, bedrooms, storage and bathrooms, but excluding stairwells, landings, hallways, mechanical rooms, and other non-living spaces.

Height means the vertical distance from the average natural grade to the highest point of the building or structure.

Highway includes a street, road, lane, bridge, viaduct, and any other way open to the use of the public, and an access route in a bare land strata lot development, but, for the purposes of this bylaw, does not include a trail or pedestrian walkway dedicated pursuant to the *Highway Act* or a private right-of-way on private property.

Home Business means the accessory use of a portion of a dwelling unit, use of a dwelling unit accessory building, or, for horticultural purposes only, of a portion of a lot on which a dwelling unit is situate, for the carrying on of a business, occupation or profession where such use is secondary and subordinate in area to the area of the dwelling unit and subordinate in extent of use to the use of the lot for residential purposes.

Horticulture means the growing, producing and harvesting of garden vegetables, fruits, flowers, ornamental shrubs and ornamental trees which may be conducted as a commercial enterprise. It excludes the growing of shrubs or trees for the purpose of cutting or the growing, producing, and harvesting of trees on lands which are, pursuant to the *Assessment Act*, included within Property Class 3 or Property Class 7."

Impervious Surface means any constructed surface that has a runoff coefficient greater than 0.8. Types of *impervious surface* include, but are not limited to rooftops, asphalt and concrete parking lots, driveways, and roads. Gravel surfaces and decks are considered pervious unless they cover *impervious surfaces*, or are constructed and/or compacted to a degree that causes their runoff coefficient to exceed 0.8.

Industrial means a use providing for the processing, manufacture, storage, transportation, distribution, wholesaling, testing, servicing, repairing, wrecking, or salvaging of goods, materials or, things; includes communication, electric, gas, sanitary service, and the selling of heavy industrial equipment.

Industrial Zone means the M1 and M2 Zones.

Institutional Zone means the P1, P2 and P3 Zones.

Intensive Agriculture means the use of land, buildings and structures by a commercial enterprise or an institution for the confinement of poultry, livestock or fur bearing animals, or the growing of mushrooms.

Land includes the surface of water.

Landscaping Screen means an opaque visual barrier formed by a row of evergreen shrubs or trees, a wooden fence, a masonry wall, a berm or a combination thereof.

Livestock means horses, cattle, pigs, sheep, goats, rabbits, game birds and poultry.

Lot means the smallest unit as shown on the records of the Land Title Office in which land is held, or into which land is subdivided, and includes a strata lot created under the Bare Land Strata Regulations pursuant to the *Condominium Act*, but specifically excludes any other strata lot created pursuant to the *Condominium Act* or highway or portion thereof.

Lot Coverage means the horizontal area within the vertical projection of the outermost walls of the buildings and structures on a lot, expressed as a percentage of the lot area.

Lot Line means a line which marks the boundary of a lot and in particular:

a) **Front Lot Line** means the lot line that divides the lot from the highway. In the case of a corner lot, the shorter lot line that abuts the highway shall be deemed to be the front lot line unless the highway is unconstructed in which case the lot line that divides the lot from the constructed highway will be the front lot line. In the case of a through lot, the lot lines abutting two parallel or approximately parallel highways shall be considered as front lot lines.

b) ~~(b)~~ **Front Lot Line (Panhandle Lot)** means the lot line adjoining and approximately perpendicular to the access strip, produced to the full width of the lot.

c) © **Side Lot Line** means a lot line other than a front or rear lot line.

d) ~~(d)~~ **Rear Lot Line** means the lot line opposite to and most distant from the front lot line, or where the rear portion of the lot is bounded by intersecting side lot lines, it shall be the point of such intersection.

~~**Manufactured Home** means a factory-built single-family dwelling unit, suitable for year-round, long-term occupancy, designed, constructed or manufactured to be moved from one place to another by being towed or carried from the factory to its location on a lot on an integral chassis with integral or detachable wheels, meeting minimum CSA-Z240 standards or equivalent, and arriving at the lot ready for occupancy apart from incidental operations such as location on a foundation and connection to services.~~

Manufactured Home means a dwelling unit constructed in a factory or other offsite location certified to comply with the *CSA Z240 MH Standard for Manufactured Homes*, built on a steel chassis, designed to be transported to a site for installation, and intended for permanent residential use. A manufactured home shall be installed on a foundation or support system in accordance with the manufacturer's specifications and the *BC Building Code* and may be used as a principal dwelling.

Commented [TJ9]: Amended definition for "Manufactured Home" to reflect current building industry practices.

FYI note: Z240 is a stand-alone building code, and manufactured homes are subject to 3rd party inspection to ensure compliance with the *BC Building Code* standard.

Manufactured Home Park means a lot on which are installed or intended to be installed for use as dwelling units, two or more manufactured homes.

Marina means a use of land, operated as a commercial enterprise, which contains docking facilities or mooring facilities where boats are berthed, serviced, repaired, or kept for sale or rent, and where facilities for the sale of marine fuels or lubricants, accessory marine supplies or fishing equipment, and sales room for boats may be provided; the berthing or mooring of boats providing overnight accommodation or dwelling unit use is specifically excluded.

Medical cannabis production means commercial cannabis production by a licenced producer authorized by Part 1 of the Access to Cannabis for Medical |Purposes Regulations or designated person authorized by Part 2 of the Access to Cannabis for Medical Purposes Regulations.

(Bylaw 652)

Meeting Room means a room providing for the assembly of persons for recreational, educational, and business purposes.

~~**Mobile Home** means a factory-built single-family dwelling unit, manufactured to Canadian Standards Association Z240 standards. Mobile homes are a subset of manufactured homes, are built on a chassis, and are fitted with wheels, axles and an apparatus for towing. They must retain the ability to be easily moved and must not be affixed to a foundation, basement, crawlspace or similar structure.~~

(Bylaw 609)

Commented [TJ10]: Confirmed that this can be deleted as this term is no longer referenced anywhere in this bylaw.

Mobile Vendor includes the use of a cart, vehicle or other portable means for the sales of goods from a highway or public place or from a lot other than in compliance with the Home Business regulations of this Bylaw.

Modular Home means a dwelling unit constructed in whole or in part in a factory or other offsite location certified to comply with *CSA standard A277*, transported to the building site and installed on a permanent foundation. A modular home may be used as a principal dwelling or accessory dwelling unit. "Modular home" does not include a manufactured home, park model trailer, recreational vehicle, or any structure intended for temporary or seasonal occupancy.

Commented [TJ11]: Enabling factory-built modular housing as an equivalent alternative to conventional site-built homes aligns with provincial housing strategies encouraging innovative construction methods to address local housing needs.

Note: "modular home" is referenced in section 30(1) of this Bylaw.

Add a new definition for "Modular Home". By distinguishing modular from manufactured and excluding non-permanent structures such as park model trailers and RVs, the amendment ensures consistency in how dwelling units are regulated and permitted.

Municipality means the District of Metchosin.

Natural Boundary means the visible high-water mark of a watercourse where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself.

Off-Street Parking means an open area of a lot, other than a highway which is used for the parking of motor vehicles of clients, customers, employees, residents, or tenants.

Off-Track Betting includes teletheatre wagering, simulcast wagering and satellite wagering.

Panhandle Lot means a lot which requires an access strip for highway frontage and/or vehicular access to a highway.

Park means a park established under the ~~*Municipal*~~ *Local Government Act*, *BC Park Act*, *BC Park* ~~*(Regional)*~~ *Act* or any land so designated under the *Land Title Act* .

Personal Care means a use providing for the care of the sick, injured, young or aged, other than in a public hospital.

Preschool means a facility, licensed as such under the Child Care Licensing Regulations pursuant to the *Community Care and Assisted Living* ~~*Facility*~~ *Act*, in which children are provided with opportunities for social, emotional, physical and intellectual growth.

Principal Building means a building which contains the main use on a lot.

Principal Dwelling means a dwelling unit that is the principal use and is located in the principal building on a lot, but does not include an accessory dwelling unit. A principal dwelling may include a manufactured home or modular home.

Commented [TJ12]: The LUB only defines "principal building" but the term "principal dwelling" is used throughout the bylaw. It's a good idea to define principal dwelling for clarity. It also makes interpretation and enforcement of regulations more straightforward.

The definition of "principal building" works well for non-residential uses or the overall primary building on a property but does not specify residential use or unit.

Principal Use means the main use of land, buildings and structures on a lot.

Proper Functioning Condition (PFC) – means a condition in which adequate vegetation, landform or large woody debris is present in relation to *Riparian-wetland Areas* to:

- dissipate stream energy associated with high water flows, thereby reducing erosion and improving *water quality*;
- filter sediment, capture bedload, and aid *floodplain* development;
- improve flood-water retention and ground-water recharge;
- develop root masses that stabilize *watercourse* banks against cutting action;
- develop diverse ponding and *channel* characteristics to provide habitat and the water depth, duration and temperature necessary for fish production, waterfowl breeding, and other uses; and,
- support greater biodiversity.

and

For the assessment of *Proper Functioning Condition*, the *Qualified Professional* shall use the principles assessment methods defined in A User Guide to Assessing Proper Functioning Condition (PFC) and the Supporting Science for Lotic Areas TR-1737-15 1998 or A User Guide to Assessing Proper Functioning Condition and the Supporting Science for Lentic Areas TR-1737-16 1999 (USDI, Bureau of Land Management and USDA Forest Service).

Public Utility means a use providing for public utility facilities for water, sewer, electrical, telephone and similar services where such use is established by one of the levels of government, a Crown corporation or by a company regulated by a government commission.

Qualified Professional means an applied scientist or technologist, or a team thereof, specializing in a particular applied science or technology including, but not limited to, ecology, agrology, biology, chemistry, engineering, geology or hydrogeology and, (a) who is a registered member in good standing in British Columbia of his or her appropriate professional organization, is acting under that organization's Code of Ethics and is subject to disciplinary action by that organization, and (b) who, through suitable education, experience, accreditation and knowledge, may be reasonably relied on to provide advice only within his or her area of expertise, and (c) who carries sufficient Professional Liability Insurance and General Liability Insurance to defend any recommendations made to the municipality in court and pay the fine if convicted, and (d) who's area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and (e) is acting within that particular area of expertise.

Recreational Cabin means the use of a building providing temporary accommodation to the vacationing public which is limited to a gross floor area of not more than 75 m^2 (807 ft^2), and not more than 2 bedrooms.

Residential means the use of a building or part thereof as a dwelling unit

Restaurant means an establishment where food and beverage is served for a fee or charge to the public for immediate consumption within the premises and specifically excludes a 'Meeting Room' where such 'Meeting Room' is operated in conjunction with a restaurant.

Retail Store means a building where goods, wares or merchandise, are offered or kept for sale at retail, and includes storage on the store premises of limited quantities of such goods, wares or merchandise sufficient only to service such store.

Riding Stable means premises in which horses are kept or boarded, or are available for rent, and may include a riding ring for training of horses and riders.

Riparian Assessment Area means a "Riparian Assessment Area" as defined by and interpreted under the *Riparian Areas Protection Regulation*.

Riparian Areas Protection Regulation means the Riparian Areas Protection Regulation, B.C. Reg. 178/2019, enacted under the ~~B.C.~~ Riparian Areas Protection ~~Regulation~~Act, ~~BC Reg. 837/2004, of the *Fish Protection Act*,~~ S.B.C. 1997, c.21.

Riparian-wetland Areas means lands that are saturated or inundated at a frequency and duration sufficient to produce vegetation typically adapted for life in saturated soil conditions, or physical characteristics reflective of permanent surface or subsurface water influence. Riparian-wetland Areas include, but are not limited to, areas indicated in Map 4 of the Metchosin Official Community Plan Bylaw, No. 258, 1995.

Roadside Stand means either a portable stand or cart, or a permanent structure which is located or constructed within the front or side yards of a lot and which is used for the sale of vegetables, fruits, flowers or foodstuffs.

Rural Residential Zone means the RR1, RR2, RR3 and RR4 Zones.

Rural Zone means the RU Zone.

Sales Distributorship means a Home Business, involving the sale of goods not produced on the lot on which the Home Business is located, where the goods are delivered or mailed by the distributor to the customer, and where the customer at no time enters onto the lot to view goods or complete the sales transaction.

School means a provincial school as defined by the *Schools Act*, an independent school as defined by the *Independent School Act*, a college as defined by the *College Act*, or a university as defined by the *University Act*. Colleges or universities may include student dormitories and residences for faculty.

Secondary Suite means an accessory dwelling unit located within a principal dwelling or ~~in~~ a mixed-use building, ~~for use as a~~providing complete, independent living ~~space, with~~ facilities, including areas for cooking, eating, sanitation, living and sleeping, with a separate entrance. ~~room or suite of rooms added to and wholly contained within a single-family detached dwelling unit. A secondary suite is an accessory use to the main dwelling unit.~~

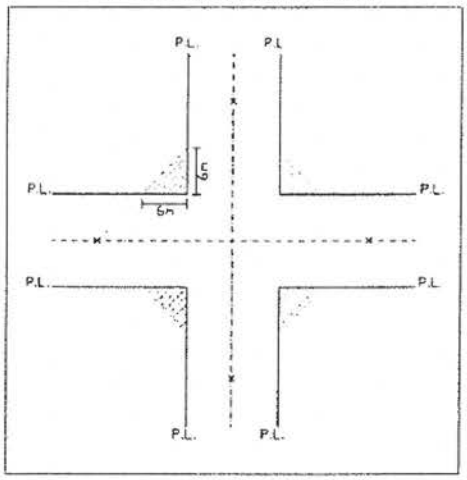
Commented [TJ13]: Amended definition to clarify it is an accessory dwelling unit (new definition that was added), and to reflect increased floor area.

QUESTION FOR LEGAL:
1.The definitions for "carriage house", "detached secondary suite" and "secondary suite" are not all consistent with each other yet - I'm not sure if I should be referencing max size within the definition or leaving this to the general regs section.

Shade Cloth means a metallic fabric used in Illuminated Greenhouses primarily for retaining heat but also for providing shade.

Sight Triangle means the triangular area formed by two intersecting highway right-of-way boundaries and two points on those boundaries measured 6 m (19.7') from the point of intersection.

SIGHT TRIANGLE DIAGRAM



Sign means any letter, word, symbol, drawing, picture, design, device, article or object that advertises, calls attention to or indicates any premises, persons, products, businesses or activities, whatever the nature of the material and manner of composition or construction and which is displayed in such a manner as to be visible from a highway; does not include a traffic control device, or a sign placed by the Municipality.

Sign Area means the area of the rectangle having 1 side horizontal within which the face of a sign could be completely contained. The area of a freestanding sign shall be exclusive of any supporting structure.

Sign, Billboard means a surface whereon advertising matter is set in view conspicuously and which advertising does not apply to the premises or any use of the premises wherein it is displayed or posted.

Sign, Fascia means a sign displayed on the surface of a building or in a plane parallel to a building and not more than 0.5 m (20") from the building, and which shall not extend above the roof-line of the building.

Sign, Freestanding means a sign not connected in any way to a building.

Sign, Home Identification means a fascia or freestanding sign identifying a dwelling unit.

Sign, Temporary Political means a sign which promotes a candidate who is running for office in a federal, provincial, or municipal election.

Social Occasion Casino means a gaming activity licensed under the B.C. Gaming Commission and which is intended as a social function for charitable fundraising purposes.

Storey does not include a basement or cellar except as provided in the definition of basement.

Structure means anything constructed, erected or placed in or on the ground or attached to something having location on the ground; but excludes concrete or asphalt or similar surfacing of a lot, fences, and underground sewage disposal facilities.

Taxi Office means an office from which taxis are dispatched to pick up fares.

Term Commercial Sales means commercial activities including the promotion and sale of goods and services where such activity does not occur for more than 12 hours a day for not more than 3 consecutive days and for not more than 20 days in any 1 calendar year.

Through Lot means a lot abutting 2 parallel or approximately parallel highways of 10 m (32.8') or more in width.

Upland Zone means the UP, UP1, or UP2 Zones.

Use means the purpose or function to which land, buildings, or structures on a lot are designed, intended to be put, or put.

Watercourse means a natural drainage course or source of water, whether usually containing water or not, including a lake, pond, river, stream, creek, spring, ravine, swamp and gulch and also includes a man-made depression with well-defined banks and a bed 0.6 m (2') or more below the surrounding land serving to give direction to a current of water at least 6 months of the year or having a drainage area of .32 k m^2 (0.12 sq. miles), any of which may be enclosed or in a conduit, but excludes roadside ditches.

Wildlife Rehabilitation Centre means a facility for the rehabilitation or care of injured or orphaned wildlife for the purpose of release back to the wild.

Yard means that part of a lot which extends between any of the lot lines and the nearest wall or supporting member of a building or structure.

Yard, Front means that part of a lot which extends across the full width of a lot between the front lot line and the nearest wall or supporting member of a building or structure.

Yard, Rear means that part of a lot which extends across the full width of a lot between the rear lot line and nearest wall or supporting member of a building or structure.

Yard, Side means that part of a lot which extends from a front yard to a rear yard between a side lot line and the nearest wall or supporting member of a building or structure.

PART 2 - ADMINISTRATION AND ENFORCEMENT

2. Application

This Bylaw applies to all of the land within the boundaries of the District of Metchosin.

3. Metric Dimensions

Metric dimensions are used in this Bylaw. Imperial equivalents provided in brackets are approximate and for convenience only, and do not form part of this Bylaw.

4. General Compliance

(1 No land, or building or structures on a lot shall hereafter be used or occupied and no building or structure or part thereof shall be erected, moved, altered or enlarged unless in conformity with this Bylaw.

(2 Nothing contained in this Bylaw shall relieve any person from the responsibility to seek out and comply with other legislation applicable to their undertaking.

5. Non-Conforming Uses and Siting

Non-conforming uses and siting are subject to the provisions of the ~~*Municipal*~~ *Local Government Act*.

6. Severability

If any section, subsection, paragraph, subparagraph or phrase of this Bylaw is for any reason found invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Bylaw.

7. Bylaw Amendments

(1 Procedures: Any person applying to have any provision of this Bylaw amended shall apply in writing by submitting an application in the form and manner prescribed in the "Metchosin Land Development Procedures Bylaw" or its successor bylaw.

(2 Approval of Ministry of Transportation and ~~Highways~~Infrastructure: Pursuant to Section 57 of the *Highway Act*, any amendment to this Bylaw which affects land or improvements within a radius of 800 m (2,625') of the intersection of a controlled access highway with any other highway must be, prior to its adoption, approved in writing by the Minister of Transportation and ~~Highways~~Infrastructure.

8. Enforcement

(1 The Bylaw Enforcement Officer, or any other officer of the Municipality who may be appointed by Council, is hereby authorized to enter at all reasonable times upon any property, subject to the regulations of this Bylaw, to ascertain whether the regulations of this Bylaw are being or have been observed.

(2 Where a person has been directed to comply with this Bylaw and fails to take the required action, Council may:

(a direct that the Municipality, by its employees or agents, take the necessary action at the expense of the person in default; and

(b recover the expense from the person, together with costs and interest at the rate prescribed under Section 11(3) of the *Taxation (Rural Area) Act*, in the same manner as municipal taxes.

9. Violations

Any person who violates any of the provisions of this Bylaw, or who suffers or permits any act in contravention of this Bylaw or who neglects to do or refrains from doing any act or thing to be done or thing which is required to be done by any of the provisions of this Bylaw, commits an offence against this Bylaw and is liable to the penalties hereby imposed. Each day that a violation is permitted to exist shall constitute a separate offence.

10. Penalty

Any person who commits an offence against this Bylaw shall, upon summary conviction thereof, be liable to a fine and penalty of not more than $5,000 and not less than $100 for each offence.

PART 3 - ESTABLISHMENT OF ZONES

11. Zones

For the purposes of this Bylaw, the territorial area of the District of Metchosin is hereby classified and divided into the following zones:

Short Form	Zone
AG	Agricultural (ALR)
AG1	Agricultural 1 (ALR)
UP	Upland
UP1	Upland 1
UP2	Upland 2 (FLR)
RU	Rural
AR1	Amenity Residential 1
RR1	Rural Residential 1
RR2	Rural Residential 2
RR3	Rural Residential 3
RR4	Rural Residential 4 (ALR)
C1	Commercial 1
C2	Commercial 2 (ALR)
CR1	Commercial Recreation 1
CR2	Commercial Recreation 2
CR3	Commercial Recreation 3
CR4	Commercial Recreation 4 (ALR)
M1	Industrial 1
M2	Industrial 2 (ALR)
P1	Community Institutional 1
P2	Community Institutional 2 (ALR)
P3	Park and Open Space

12. Zoning Maps

The location of the zones established by this Bylaw are as shown on Appendix "A" and Appendix "B", Zoning Maps of the District of Metchosin, which form a part of this Bylaw.

Appendix "A" – Zoning Map, 1:12,500
Appendix "B" – Zoning Maps, 1:5,000

13. Zone Boundaries

In the event of uncertainty regarding the precise boundaries of any zone on the Zoning Maps, the location shall be determined by the application of the following rules:

(a where a zone boundary is shown as approximately following a road allowance or railroad right of way, the centre line of such road allowance or railroad right of way shall be the zone boundary;

(b where a zone boundary is shown as approximately following the District boundaries of the District of Metchosin, the District boundary shall be the zone boundary;

(c where a zone boundary does not follow a legally defined line, and where distances are not specifically indicated, the location of such boundary shall be determined by the use of a scale ruler from the Appendix "B" Zoning Map.

14. Properties With More Than 1 Zone

Where a lot is divided into more than 1 zone, each such portion of said lot shall be considered separately for the purposes of determining zone provisions such as minimum lot area for land use or for subdivision, lot frontage, required front yard, required side yard and required rear yard and each such portion shall conform to the provisions of the appropriate zone, but no lot shall have more than 1 dwelling on the whole except as specifically provided in this Bylaw.

15. Designation of Land Not Shown Within a Zone

Any land not shown within a zone is designated UP.

PART 4 - GENERAL REGULATIONS – USES

16. Permitted Uses

Where a particular use is expressly permitted in 1 zone, such use is prohibited in all zones where it is not also expressly permitted.

17. Permitted Uses in Any Zone

The following uses shall be permitted in any Zone:

(a) public utility poles, pipelines, and underground or submarine utility systems, the installations of which may be sited on any portion of a lot;

(b) unmanned telephone exchange buildings;

(c) railway lines and similar public transportation corridors;

(d) multiple-use trails, public parks and playgrounds; and

(e) pumping stations and reservoirs for a community water system where they are a public utility use subject to the following:

(i) a front yard of not less than 7.5 m (24.6') shall be provided;

(ii) side yards of not less than 6 m (19.7') shall be provided;

(iii) a rear yard of not less than 10 m (32.8') shall be provided;

(iv) compliance with the height and lot coverage regulations of the zone in which the use is located.

18. Community Care Facilities

Pursuant to the provisions of the *Community Care and Assisted Living ~~Facility~~ Act*, a community care facility, including day care, is permitted on a lot in any zone provided that the facility:

(a) provides day care for no more than 8 persons; or

(b) is a residence for no more than 10 persons, of whom not more than 6 are in care; and

(c) is eligible to be licensed under Section 5(iii) of the *Community Care and Assisted Living ~~Facility~~ Act*.

19. Dog Boarding and Breeding Kennels

The operation of kennels shall comply with the District of Metchosin Animal ~~Regulation and Impounding~~Control Bylaw.

20. Height Restriction Exemptions

The following type of structures or structural parts shall not be subject to the building height requirements of this Bylaw: Church spires, belfries or domes, fire and hose towers, public utility poles, chimneys, flag poles, radio towers, television towers, silos, masts, aerials, monitors, elevator and ventilating machinery penthouses, provided that no such structure shall cover more than 20% of the lot or, if located on a building, not more than 10% of the roof area of the principal building.

21. Home Business

General Regulations

(1) Definition – For the purposes of this section, "Dwelling Unit" shall be deemed to include an Accessory Dwelling Unit, ~~, includes, for the purpose of Section 21, a secondary suite, both of which are~~ defined in Part 1 of this Bylaw.

(2) Business Licence – With the exception of Roadside Stands, Home Business is required to obtain a business licence issued pursuant to the Metchosin Business Licence Bylaw.

(3) Number of Home Businesses – Not more than 2 Home Businesses shall be permitted on a lot provided that the maximum number of employees and the maximum floor area as specified in the regulations of Section 21 are not exceeded.

(4) Owner/Operator Employee – The owner and the operator of the Home Business must be a family member who is a resident of the dwelling unit located on the lot on which the Home Business is carried on. Each owner and/or operator is considered to be an employee for the purpose of these provisions.

(5) External Residential Appearance – The external appearance of the lot on which Home Business is operated shall retain a residential appearance.

(6) Containment Within Building – Home Business, including the storage of materials, tools, equipment, containers, finished and unfinished products associated with the Home Business, must occur wholly within a building which may be either the dwelling unit or an accessory building or both provided that the maximum floor area specified in this Section is not exceeded.

(7) Horticultural and Beekeeping Operations – Subject to the regulations of this Section and notwithstanding Subsection (6), horticulture and beekeeping carried on as a Home Business may be permitted external to a building:

(a) provided that the aggregate lot area, including that covered by buildings, of the portion of the lot used for the operation of a horticultural or beekeeping Home Business, shall not exceed 49% of the lot area; and

(b) subject to the setback restrictions for accessory buildings and agricultural uses.

(Bylaw 635)

(8) Prohibitions – Home Business shall not:

(a) consist of a salvage yard, storage yard, warehouse, or incinerator business or a business involving the use of welding, high-pressure steam water cleaning, compressed-air cleaning or any other industrial use;

(b) produce noise, vibration, smoke, dust, odour, litter, or glare which is detectable from any lot line of the lot on which Home Business is operated; or

(c) create any electrical interference, fire hazard, or traffic congestion.

(9) Sales of Goods – Sales of goods from a lot shall be prohibited except for the sales of goods which have been produced or fabricated on the lot by the Home Business, unless they comply with the following:

(a) the dispensing of medications by licensed health care professionals, who are regulated by Provincial Statute, provided that the sale is in conjunction with a consultation with that health care professional operating a Home Business; sales exclusive of a consultation are expressly prohibited;

(b) a Sales Distributorship may be operated as a Home Business subject to the following regulations:

(i) the maximum floor area used for the storage of goods sold through the Sales Distributorship shall not exceed 14 m^2 (151 ft^2) on the lot on which the Sales Distributorship is operated; and

(ii) employees shall be limited to 2 family members who are residents of the dwelling unit situated on the lot on which the Sales Distributorship is located;

(c) subject to all Provincial Statutes, sales which include goods not produced on the property may be held on 2 days each year.

(10) Display Area - Subject to the maximum floor area regulations of Section 21, the display to clients of products or goods associated with the Home Business is limited to an area not exceeding 16 m^2 (172 ft^2).

(11) Off-Street Parking – Off-street parking for employees, clients, delivery vehicles, and any personal or business vehicles utilized in the operation of the Home Business shall be provided on the lot on which Home Business is conducted in compliance with the regulations of Section 21 and Part 9 of this Bylaw.

(12) Sign – Only 1 sign, which has a maximum sign area of 0.5 m^2 (5.4 ft^2) for each face with a maximum of 2 faces indicating that Home Business is being carried on, may be exhibited on the lot on which the Home Business is operated provided that a permit is obtained prior to placing the sign.

(13) Medical Health Officer Approval – Any home business involving the preparation or sale of food must comply with the *Public Health Act* and the *Food Premises Regulation* (B.C. Reg. 210/99), and shall not operate without the approval of the Medical Health Officer or their designate. ~~Home Business involving food premises, as defined in B.C. Reg. 148/74, *Health Act, Sanitation and Operation of Food Premises Regulations*, or its successor regulation, must be approved by the Medical Health Officer prior to operation.~~

Commented [TJ14]: Updated to reference the current legal framework.

Size of Home Business

(14) Lots of Less Than 2,000 m^2 (0.49 ac) – On lots having an area of less than 2,000 m^2 (0.49ac):

(a) the maximum floor area of a Home Business shall not exceed the lesser of 50 m^2 (538 ft^2) or 40% of the gross floor area of the dwelling unit located on the lot on which the Home Business is operated. A Home Business ~~provided that the Home Business~~ shall not be operated in an accessory building having a gross floor area greater than the maximum floor area permitted, however, if an accessory building contains a carriage house, a Home Business may be operated within the dwelling unit of the carriage house, subject to the maximum floor area limitations applicable to a Home Business under this section.

Commented [TJ15]: To distinguish carriage houses from other accessory buildings (like detached garages or workshops), the proposed changes add language clarifying that the dwelling portion of a carriage house is treated as part of the dwelling for the purpose of Home Business regulations.

21. **Home Business (cont.)**

(b) the maximum number of employees permitted on a lot on which Home Business is operated shall be limited to 2 family members who are residents of the dwelling unit located on the lot, and, in addition, 1 non-resident employee shall be permitted; and

(c) not more than 2 vehicles, only 1 of which may be a vehicle having a gross vehicle weight in excess of 5,443 kg (6 tons), that are used in the conduct of Home Business shall be stored or parked in an unenclosed manner on the lot on which Home Business is operated.

(15) Lots of 2,000 m^2 (0.49 ac) to 2 ha (4.94 ac) – On lots having an area of 2,000 m^2 (0.49 ac) up to and including 2 ha (4.94 ac):

(a) the maximum floor area of a Home Business shall not exceed the lesser of 95 m^2 (1,023 ft^2) or 40% of the gross floor area of the dwelling unit located on the lot on which the Home Business is operated. A Home Business ~~provided that the Home Business~~ shall not be operated in an accessory building having a gross floor area greater than the maximum floor area permitted.; however, if an accessory building contains a carriage house, a Home Business may be operated within the dwelling unit of the carriage house, subject to the maximum floor area limitations applicable to a Home Business under this section

(b) the maximum number of employees permitted on a lot on which Home Business is operated shall be limited to 2 family members who are residents of the dwelling unit located on the lot, and, in addition, 1 non-resident employee shall be permitted; and

(c) not more than 2 vehicles, only 1 of which may be a vehicle having a gross vehicle weight in excess of 5,443 kg (6 tons), that are used in the conduct of Home Business shall be stored or parked in an unenclosed manner on the lot on which Home Business is operated.

(16) Lots Over 2 ha (4.94 ac) – On lots having an area greater than 2 ha (4.94 ac):

(a) the maximum floor area of a Home Business shall not exceed the lesser of 140 m^2 (1,507 ft^2) or 45% of the gross floor area of the dwelling unit located on the lot on which Home Business is operated. A Home Business ~~provided that the Home Business~~ shall not be operated in an accessory building having a gross floor area greater than the maximum floor area permitted.; however, if an accessory building contains a carriage house, a Home Business may be operated within the dwelling unit of the carriage house, subject to the maximum floor area limitations applicable to a Home Business under this section

(b) the maximum number of employees permitted on a lot on which Home Business is operated shall be limited to 4 employees who may either be resident family members of the dwelling unit located on the lot, or a combination of resident family members and up to 2 non-resident employees;

(c) not more than 4 vehicles, 2 of which may have a gross vehicle weight in excess of 5,443 kg (6 tons), that are used in the conduct of Home Business, shall be stored or parked in an unenclosed manner on the lot on which Home-Based Business is operated;

(d) notwithstanding Subsection (6), external storage of materials, tools, equipment, containers or finished products associated with Home Business shall be permitted, provided that such storage is not visible from adjacent highways and neighbouring properties or is kept from view by means of a landscaping screen and provided that the area of the lot used for

21. **Home Business (cont.)**

external storage is included as a part of the maximum floor area subject to the maximum size calculated in Subsection 16(a);

(e) notwithstanding Subsection (8)(a), Home Business may involve welding provided that the welding use does not:

(i) produce noise, vibration, smoke, dust, odour, litter, or glare which is detectable from any lot line of the lot on which the Home Business is operated; or

(ii) create any electrical interference, fire hazard, or traffic congestion.

21. **Home Business (cont.)**

Specific Home Business Uses

(17) Bed and Breakfast

In addition to the other Home Business regulations included Section 21, Bed and Breakfast establishments shall comply with the following conditions:

(a) the Bed and Breakfast establishment must be operated within a principal dwelling unit and may not be operated in an accessory building , ~~secondary suite or detached secondary suite~~or accessory dwelling unit;

(b) not more than 3 bedrooms shall be rented as part of the Bed and Breakfast establishment and not more than 6 persons shall be accommodated at any time;

(c) notwithstanding Paragraph (b), where boarding in a dwelling unit is also provided, a maximum of 6 persons shall be accommodated through the combined boarding and Bed and Breakfast uses;

(d) no liquor shall be sold as part of the Bed and Breakfast establishment; and

(e) an approved smoke alarm shall be installed within or adjacent to each room to be rented.

(18) Offices for Trades – Home Business which provides offices for businesses, such as building trades, where the business activity is performed at varying locations shall have no restrictions on the number of employees who do not carry out their employment duties on the lot on which the Home Business is operated.

(19) Repair of Motor Vehicles – Notwithstanding the regulations of Section 21, only 1 Home Business involving the repair of internal combustion engines or the repair of motor vehicles shall be permitted on a lot subject to the following:

(a) a maximum of 1 employee, who is a family member resident in the dwelling unit on the lot on which the Home Business is operated, is permitted; and

(b) not more than 2 motor vehicles which are awaiting or undergoing repair or which have been repaired may be stored external to the building in which the Home Business is operated.

(20) Roadside Stands – In addition to the other Home Business regulations included in this Section, Roadside Stands shall be permitted subject to the following:

(a) only 1 Roadside Stand shall be permitted on a lot;

(b) notwithstanding any other regulation in this Bylaw, a Roadside Stand having a gross floor area of not more than 12 m^2 (129.2 ft^2) and a height of not more than 3 m (9.8') is permitted in the front or side yards of a lot;

(c) no Roadside Stand shall be located within a highway right of way.

(d) (i) a Roadside Stand shall be limited to the sales of vegetables, fruits, flowers or foodstuffs which have been grown, produced, or processed on the lot on which the structure is located;

(ii) notwithstanding Subparagraph (i), in an Agricultural, Upland, Rural or Commercial Recreation Zone, where a Roadside Stand is used for the sale of vegetables, fruits, flowers or foodstuffs which have been grown, produced, or processed on the lot on which the structure is located, it may also include the accessory sales of the aforementioned products which are grown, produced, or processed on other lots within the Municipality; and

(e) a building permit shall be required for the construction of a permanent Roadside Stand.

(21) A home business is not permitted within a Communal Seniors Housing building

22. Intensive Agriculture – Beef Feedlots and Swineries

The following are minimum yard requirements for buildings, structures, and enclosures or fences used for beef feedlots and swine operations:

Number of Animals	Yard Requirement	Distance to Nearest Adjacent Dwelling Unit
21 – 50	50 m (164')	120 m (393.7')
51 – 100	70 m (229.7')	150 m (492.1')
101 – 200	80 m (262.7')	200 m (656.2')
201 – 300	90 m (295.3')	240 m (787.4')
301 – 400	100 m (328.1')	270 m (885.8')
401 – 500	120 m (393.7')	300 m (984.3')
501 and Over	150 m (492.1')	320 m (1049.9')

23. Accessory Dwelling Unit

1. General

Accessory Dwelling Unit is secondary suites, detached secondary suites and carriage houses

(a) Accessory dwelling units shall not be used or occupied unless they comply with all provisions of this Bylaw and with all applicable health, fire, and building regulations.

(b) Two off-street parking spaces shall be provided for an accessory dwelling unit in accordance with Section 49 of this Bylaw.

(c) On lots less than 0.8 hectares (1.98 acres), only one accessory dwelling unit is permitted per lot, and it shall be in the form of a secondary suite located within the principal dwelling.

(d) On lots 0.8 hectares (1.98 acres) or greater that are **not** located within the Agricultural Land Reserve (ALR), one accessory dwelling unit is permitted per lot, which may be in the form of a secondary suite, a detached secondary suite or a carriage house.

Commented [TJ16]: With the addition of carriage houses, grouping secondary suites, detached secondary suites and carriage houses under one heading provides clarity, consistency, and regulatory efficiency. Rearranged the existing policies into subsections 1. General 2. Secondary Suites and 3. Detached Secondary Suites and Carriage Houses.

(e) On lots 0.8 hectares (1.98 acres) or greater that are located within the Agricultural Land Reserve (ALR), one secondary suite within a principal dwelling and one detached accessory dwelling unit, in the form of either a detached secondary suite or a carriage house is permitted on the same lot.

(f) An accessory dwelling unit shall not be strata titled and must constitute a single real estate entity with the associated principal dwelling unit and may not other be subdivided.

(g) No person shall construct a new building or shall convert or alter an existing building to accommodate an accessory dwelling unit without first obtaining a building permit from the District and paying the prescribed fee.

(h) Prior to issuance of a building permit to allow an accessory dwelling unit, the owner of the lot shall provide proof of CRD water, or adequate potable well water (3400 L/day) and an approved means of sewage disposal, including a letter detailing any upgrades that are required to conform with Vancouver Island Health Authority regulations.

2. Secondary Suites

A secondary suite is subject to the following regulations:

(a) The secondary suite and the dwelling must be joined by a wholly common floor/ceiling assembly or by a common wall.

(b) The floor area of a secondary suite shall not exceed 120 m^2 (1,291 ft^2) or 40% of the gross floor area of the principal dwelling, whichever is less, excluding garages and carports

(c) ~~A secondary suite shall not have more than one (1) kitchen and shall not have more than two (2) doorways opening directly to the outside of the dwelling unit.~~

3. Detached Secondary Suites and Carriage Houses

A detached secondary suite or carriage house is subject to the following regulations:

(a) The gross floor area of a detached secondary suite shall not exceed 90 m^2 (968 ft^2)

(b) A carriage house is a detached accessory dwelling unit that must be combined with an accessory building and shall be located entirely on the upper floor of the accessory building, subject to the following regulations:

i. The habitable floor area of a carriage house, being the dwelling unit portion located on the upper floor of an accessory building, shall not exceed 90 m^2.

ii. The gross floor area of accessory building, not including the carriage house shall not exceed 110 m^2.

iii. The total gross floor area of an accessory building containing both the carriage house and any non residential accessory use shall not exceed 200 m2.

iv. Where a carriage house is added to an existing accessory building, the addition of a carriage house shall not increase the total gross floor area of the accessory building beyond 200 m^2.

v. All habitable space associated with the carriage house shall be located on a storey above the non-residential accessory use. The ground- floor level may contain only circulation areas (such as stairs, landings, and hallways), an entrance fover or mudroom providing access to the dwelling, and mechanical or utility rooms serving the carriage house.

(c) The distance separating a detached secondary suite or carriage house from the principal dwelling located on the same lot shall be not more than 15 m (49.2'), but no less than 1 m (3.3').

(d) A detached secondary suite or carriage house shall be located no closer than 15 m (49.2') from any lot line.

Commented [TJ17]: Added new regulations to align housing with the Agricultural Land Reserve provincial legislation.

Commented [TJ18]: Increased the size of a secondary suite from 90 m2 to 120 m2 or 40% of the gross floor area of the principal dwelling, whichever is less.

Increasing the size of a secondary suite from 90 m2 to 120 m2 is not anticipated to impact the built form of the overall dwelling which would retain the appearance of a principal dwelling. The land use bylaw would still regulate the maximum floor area of a secondary suite to ensure that a suite remains subordinate within the dwelling, as well as maximum height, setbacks, density and lot coverage.

The Housing Needs Report (2021) indicates that there is a need for two and three bedroom rental units for families in Metchosin. Lone parent households that need to rent are identified in Core Housing Need within the Housing Needs Report. Increasing the maximum floor area greater than 90m2 will enable three bedroom or two-bedroom plus office secondary suites to increase the supply of housing available for families in Metchosin.

Commented [mp19]: Can delete. Not more than one kitchen is within the definition of "dwelling unit" and within "principal dwelling". The max two door requirement is outdated. Leaving it in could be contrary to fire-egress requirements, or conflict with building safety. Best to leave this to the BC Building Code requirements. (MP note is Metchosin Planner)

(e) No separate road access is permitted for a detached secondary suite or carriage house.

(f) A detached secondary suite or carriage house shall not have more than one (1) kitchen.

Information Notes:

1. *Upgrades to the existing services for private septic systems or potable water supply may be required. Configuration of adequate services will be required as part of the Building Permit application.*
2. *Despite the definition of gross floor area in this Bylaw, where a detached secondary suite or carriage house is located on land within the Agricultural Land Reserve (ALR), the Agricultural Land Commission's method of determining total floor area applies for the purpose of compliance with the Agricultural Land Commission Act and ALR Use Regulation.*

~~**Secondary Suites and Detached Secondary Suites**~~

~~(1) A secondary suite or detached secondary suite shall not be used or occupied unless it complies with all of the provisions of this Bylaw and with all health, fire and building bylaws and regulations in force from time to time in the Municipality.~~

~~(2) A detached secondary suite is not permitted on any lot on which a secondary suite exists in the principle dwelling and a secondary suite is not permitted on any lot containing a detached secondary suite. A secondary suite and detached secondary suite shall not occur on the same lot concurrently.~~

~~(3) Two off-street parking spaces shall be provided on the lot for a secondary suite or detached secondary suite, as per parking requirements in Section 49 of this Bylaw.~~

~~**Secondary Suites**~~

~~(4) The secondary suite and the dwelling unit must be joined by a wholly common floor/ceiling assembly or by a common wall.~~

~~(5) The floor area of a secondary suite shall not exceed the lesser of 90 m^2 (969 ft^2) or 40% of the gross floor area, excluding garages and carports, of the dwelling unit in which it is located, but including the secondary suite itself, and shall include not more than one (1) kitchen.~~

~~(6) A secondary suite shall not have more than two (2) doorways opening directly to the outside of the dwelling unit.~~

~~**Detached Secondary Suites**~~

~~(7) The gross floor area of a detached secondary suite shall not exceed 70 m^2 (753.5 ft^2).~~

~~(8) An accessory building containing a detached secondary suite shall not be used for any accessory use other than a detached secondary suite.~~

~~(9) A detached secondary suite shall only be permitted on lots of 0.8 ha (1.98 acres) or greater.~~

~~(10) The distance separating a detached secondary suite from the principal dwelling located on the same lot shall be not more than 15 m (49.2'), but no less than 1 m (3.3').~~

~~(11) A detached secondary suite shall be located no closer than 15 m (49.2') from any lot line.~~

~~(12) The height of a detached secondary suite shall not exceed 8 m (26.2').~~

~~(13) No separate road access shall be permitted to provide access to a detached secondary suite.~~

~~(14) No person shall construct a new building to accommodate a detached secondary suite without first obtaining a building permit from the District and paying the prescribed fee.~~

~~(15) No person shall convert or alter an existing building to accommodate a detached secondary suite without first obtaining a building permit from the District and paying the prescribed fee.~~

~~(16) Prior to issuance of an occupancy permit to allow a detached secondary suite, the owner of the lot shall provide proof of CRD water, or adequate potable well water (3400 L/day) and an approved means of sewage disposal, including a letter detailing any upgrades that are required to conform with Vancouver Island Health Authority regulations.~~

~~(17) No building or occupancy permit shall be issued for the construction of a detached secondary suite or the conversion of an existing building to a detached secondary suite unless the owner has granted to the District a covenant pursuant to s. 219 of the *Land Title Act* agreeing that there shall be no secondary suite in the principal dwelling unit on the property.~~

24. Temporary Buildings

A temporary building or structure may be erected for construction purposes on a lot being developed for a period not to exceed the duration of such construction or 1 year, whichever is less, subject to the requirements of the Metchosin Building Bylaw. Upon receipt of a written request, Council may extend the period that the temporary building may remain in place for a maximum of 1 additional year.

24.1 **Communal Seniors Housing**

Communal Seniors Housing is not permitted on land within the Agricultural Land Reserve (ALR). Communal Seniors Housing shall be permitted only in zones where it is identified as a permitted use, provided that the use can meet all the following conditions:

(a) is serviced by Capital Regional District (CRD) water;
(b) is located within one single principal building on the lot, containing shared common living, dining, and kitchen facilities;
(c) accommodates no more than ten (10) senior residents and one (1) resident staff member or coordinator, subject to:
    i. written confirmation from an Authorized Person (as defined in the *Sewerage System Regulation*) that the estimated daily design flow for the proposed number of bedrooms, bathrooms, and shared facilities does not exceed 22,700 litres per day (the threshold under the *Sewerage System Regulation*), and the proposed sewerage system can be designed, installed and maintained in accordance with the *Sewerage System Regulation*;
(d) is owned or operated by a non-profit or charitable organization;
(e) is not a licensed community care facility under the *Community Care and Assisted Living Act*, and does not provide personal or health care services to residents;
(f) complies with all applicable regulations regarding setbacks, parking and fire access; and
(g) meets the requirements of this Bylaw and the British Columbia Building Code for residential occupancy.

Commented [TJ20]: New use added. The proposed conditions for "communal seniors housing" ensure that this use fits within the rural context, and is on CRD water.

Commented [TJ21]: To ensure density is not authorized beyond what can be safely serviced by onsite systems. Adding this aligns with OCP goals for groundwater protection, protection of environmental health.

PART 5 - GENERAL REGULATIONS – SITING

25. Building in Required Yard

No building shall be constructed or placed in a required yard except as otherwise specifically provided for in this Bylaw.

26. Projections into Required Yards

The following features may project into a required front, side or rear yard:

(a) steps, eaves and gutters, cornices, sills, chimneys, or other similar features, provided that such projections do not project more than 1 m (39") into the required yard or 0.5 m (20") in the case of a side yard of less than 3 m (9.8') in width; and

(b) balconies and sun shades, provided that such projections do not project more than 1 m (3.3') into the required yard.

27. Setbacks from Roads

(1) Notwithstanding the regulations for yards within all zones of the Bylaw, or any other regulations of the *Highway Act*, principal or accessory buildings or structures shall not be located less than:

(a) 10 m (32.8') from a lot line that abuts any highway, other than an access route in a bare land strata lot development, when the required dedication to achieve the required right of way width, as indicated in the Metchosin Official Community Plan, has not occurred to facilitate widening of the road; or

(b) 7.5 m (24.6') from a lot line that abuts an arterial highway, as designated under the *Highway Act*, when dedication has occurred to achieve a 25 m (82') right of way.

(2) Any reduction in the yard regulations of Subsection (1), respecting an arterial classified highway as designated under the *Highway Act*, may require the prior written consent of the Minister of Transportation and Highways.

28. Sight Triangle Visibility at Intersections

No building, structure, fence, tree, shrub or plant exceeding 0.6 m (2') in width or 0.9 m (3') in height shall be permitted in any sight triangle.

29. Driveway Grades

A dwelling unit or principal building shall be provided with a driveway from the highway to the building for access by fire-fighting and emergency vehicles and the driveway shall be constructed to the following standards:

(a) the driveway is to be designed to support the expected loads imposed by fire-fighting equipment and surfaced with materials designed to permit accessibility under all climatic conditions;

(b) the driveway shall have a minimum centre-line radius of 12 m (39.4');

(c) the minimum width of the driveway shall be 3.6 m (11.1');

(d) the maximum allowable grade shall be 15%, but, subject to the approval of the Municipality, a maximum grade of 20% may be allowed when the driveway is surfaced with concrete or asphaltic pavement to a minimum width of 3 m (9.8');

(e) the minimum "K" value for vertical curves shall be "2";

(f) the driveway shall have a minimum overhead clearance of 4 m (13.1') for its entire width and length;

(g) the driveway must provide for the parking of emergency vehicles not more than 15 m (49.2') from the main entrance of the building; and

(h) driveways exceeding 90 m (295.2') in length, measured from the highway to the building, shall provide a turnaround area within 30 m (98.4') of the main entrance of the building, and the turnaround shall have a minimum length of 10 m (32.8'), a minimum width of 5 m (16.4'), and a maximum grade of 6%.

30. Flood Control and Environmental Protection

(1) Notwithstanding any other provisions of this Bylaw, no buildings or any part thereof shall be constructed, reconstructed, placed, moved or extended, nor shall any manufactured home unit, modular home or structure be located:

(a) (i) within 30 meters (98.4 feet) of the natural boundary of Bilston Creek, Cole Creek, Hewitt Creek, Metchosin Creek, Sherwood Creek, and Veitch Creek;
(ii) within 15 meters (49.2 feet) of the natural boundary of any other watercourse, water body or a Riparian-wetland Area

unless the applicant provides, at his/her expense, a report from a Qualified Professional certifying that a lesser setback will not negatively affect the Proper Functioning Condition of the watercourse or Riparian-wetland Area.

(b) (i) within 15 meters (49.2 feet) of the natural boundary of the sea;
(ii) within 60 meters (196.9 feet) of the top of the bank of the shoreland slope of a Class II or Class III drift-sector beach as designated by the Metchosin Official Community Plan

unless the applicant provides, at his/her expense, a report from a registered professional engineer with geotechnical experience certifying that a lesser setback is safe for the use intended.

© within any Riparian Assessment Area unless the development proceeds in accordance with Section 4(2) or Section 4(3) of the Riparian Areas Regulation.

(d) with the underside of the floor system of any area used for habitation, business, or storage of goods damageable by floodwaters, or in the case of a manufactured home or unit, the ground level on which it is located that is:

(i) lower than 600 mm (2 feet) above the 200-year *flood elevation* of Bilston Creek and its tributaries,
(ii) lower than 1.5 meters (4.9 feet) above the natural boundary of the sea.

(2) Where adjacent flood elevations are not available, the hydraulic profile shall be developed through hydraulic analysis, except where the site is clearly above the estimated flood elevations. All habitable

structures shall also be protected from flooding by grading drainage away from the structure and providing overland flow routes through the site that are capable of safely conveying away the 200-year runoff event.

(3) Subsection (1)(b) shall not apply to:

(a) a renovation of an existing building or structure used as a dwelling unit that does not involve an addition thereto;

(b) farm buildings other than dwelling units and closed-sided livestock housing;

(c) dwelling units on lots greater than 8 ha (19.77 ac) in area and within the Agricultural Land Reserve, but such units shall be elevated 1 m (3.3') above the natural ground elevation;

(d) closed-sided livestock housing, but such livestock housing shall be elevated 1 m (3.3') above the natural ground elevation;

(a) The required elevation may be achieved by structural elevation, or by adequately compacted landfill, or by a combination of both structural elevation and landfill.

(5) Where landfill is used to achieve the required elevation, no portion of the landfill slope shall be closer than the distances in Subsection 30(1)(a) or Subsection 30(1)(b) from the natural boundary, and the face of the landfill slope shall be adequately protected against erosion from floodwaters.

(6) The maximum Effective Impervious Area coverage shall be 10% of the lot.

31. Accessory Buildings

General Regulations for All Zones

(1) Where an accessory building or structure is attached at or above grade to the principal building, it is to be considered a part of the principal building and shall comply in all respects with the requirements of the Bylaw applicable to the principal building.

(2) No person shall use an accessory building for sleeping accommodation or as a dwelling unit except in a building containing a detached secondary suite or a carriage house that complies with all applicable regulations in this bylaw;

(3) No accessory building that is not attached to a principal building shall be located less than 1 m (3.3') from any principal building.

(4) Agricultural, Upland, Rural, Amenity Residential, or Rural Residential Zones

In an Agricultural, Upland, Rural, Amenity Residential, or Rural Residential Zone:

(a) Accessory buildings having an aggregate gross floor area of not more than 3.35 m^2 (36 ft^2) and a height of not more than 1.85 m (6.1'), which are constructed for the sole purpose of housing a well head, are permitted in a front, side or rear yard of a lot and shall not be considered a structure for the purposes of this Bylaw.

(b) Accessory buildings or structures located in a rear yard having an individual floor area of not more than 3.35 m^2 (36 ft^2), an aggregate gross floor area of not more than 9.3 m^2 (100 ft^2), and a height of not more than 1.85 m (6.1') are permitted and shall not be considered as a structure for the purposes of this Bylaw.

32. Swimming Pools

Swimming pools and hot tubs shall not be constructed or located within 1.5 m (4.9') of any lot line.

33. Underground Structures

Except for swimming pools, a structure or portion of a structure, which is located beneath the lower of natural grade or finished grade, may be sited not less than 1 m (3.3') from any lot line of the lot on which it is located.

34. Prohibitions

(1) Mobile vendors are not permitted on any land except as may be permitted by this Bylaw.

(2) No lot, building or structure shall be used for an arcade, off-track betting or gaming activity of any kind.

(3) Notwithstanding Subsection (2), social occasion casinos or freestanding bingos shall be permitted on a lot located in the Community Institutional 1 (P1) or Community Institutional 2 (P2) Zone (ALR) for up to an aggregate total of 12 occasions within a calendar year with each occasion having a duration of not more than 6 hours.

(4) No person shall use any land, building or structure for cannabis production, cannabis sales or medical cannabis production, except where such is an expressly permitted use elsewhere in this bylaw, or is otherwise permitted through the Agricultural Land Reserve Use~~, Subdivision and Procedure~~ Regulations as a farm use, or consistent with a federal licence that supercedes the District's authority to prohibit the use.

(Bylaw 652)

PART 6 - SUBDIVISION

35. Exceptions to Minimum Lot Area Requirements

(1) The minimum lot area requirements specified in this Bylaw shall not apply where the lot being created is to be used solely for:

(a) an unattended public utility use, provided that where the use is a pumping station or reservoir for a community water system, the lot area is not less than 675 m^2 or (7,266 ft^2), or

(b) park use.

(2) For the purpose of a boundary adjustment subdivision, the Approving Officer may approve a subdivision of 2 or more lots which creates a lot or lots which do not conform with the minimum lot area of the Land Use Bylaw where:

(b) one or more of the existing lots proposed to be subdivided do not conform to the minimum lot area requirements of their zone, and

(c) the proposed subdivision will result in no increase in the number of lots, and

(d) the proposed subdivision will result in no increase in the number of lots which do not conform with the minimum lot area of the Land Use Bylaw, and

(e) none of the lots to be created by the subdivision is smaller in area than the smallest of the existing lots of land being subdivided.

PART 7 - SCREENING

36. Illuminated Greenhouses

(1) All glare-emitting surfaces of illuminated greenhouses must be covered by shade cloth.

(Bylaw 636)

PART 8 - SIGNS

37. Definition

For the purposes of Part 8, "highway" is defined as follows:

Highway includes a street, road, lane, bridge, and viaduct or any other way designed, intended for, used, or open to the use of the general public for the passage of vehicles, and every private place or passageway to which the public, for the purpose of the parking or servicing of vehicles, has access or is invited.

38. General Regulations

(1) Except for home identification signs, a permit must be obtained prior to the placement of any sign.

(2) No sign shall be placed upon or project over any highway except traffic control devices, street name signs, directional signs or other signs erected by the Municipality, or notices posted by election officials of any government.

(3) No sign shall project more than 0.3 m (1') from the face of the building to which it is attached.

(4) No letter, figure or symbol on any sign shall exceed 0.4 m (16") in height or width.

(5) No sign shall be illuminated except for signs which are lighted by or exposed to artificial lighting directed toward the sign and which are described below:

(a) any permitted sign in a Commercial, Commercial Recreation, Industrial, or Institutional Zone, or

(b) any home identification sign.

(6) Only 1 home identification sign, which has a maximum sign area of 0.5 m^2 (5.4 ft^2) for each face, and which has a maximum of 2 faces, shall be permitted for each dwelling unit on a lot.

(7) Only 1 sign advertising a dwelling unit "for rent" or "for sale", which has a maximum sign area of 1 m^2 (10.8 ft^2) for each face, and which has a maximum of 2 faces shall be permitted for each dwelling unit on a lot.

(8) Only 1 sign, which has a maximum sign area of 0.5 m^2 (5.4 ft^2) for each face with a maximum of 2 faces indicating that Home Business is being carried on, may be exhibited on the lot on which the Home Business is operated.

(9) The top of a freestanding sign shall not exceed 2 m (6.6') above the natural grade.

(10) No roof-top signs or billboard signs are permitted.

(11) Temporary political signs are permitted subject to the regulations of the Metchosin Temporary Political Sign Policy available from the Municipality.

39. Agricultural, Upland, Rural, Rural Residential 3 and Rural Residential 4 Zones

In an Agricultural, Upland, Rural, Rural Residential 3 and Rural Residential 4 Zone, only 1 freestanding sign that identifies an operation and advertises products, uses or services related to an agricultural, intensive agricultural, riding stable, or boarding kennel use is permitted on a lot provided that:

(a) the use is carried on or the service is offered from the lot on which the sign is erected; and

(b) the sign does not exceed a maximum sign area of 2 m^2 (21.5 ft^2) for each face and has a maximum of 2 faces.

40. Commercial, Commercial Recreation, Industrial or Institutional Zones

In a Commercial, Commercial Recreation, Industrial Zone, or Institutional Zone:

(a) Only 1 sign that identifies the business(es) or organization and advertises any product, use or service, and which may be either a freestanding sign or a fascia sign, shall be permitted on a lot provided that:

(i) the business, product, use or service is offered from the lot on which the sign is erected;

(ii) notwithstanding Section 38(9), the top of a freestanding sign shall not exceed 3 m (9.8') above the natural grade;

(iii) the maximum sign area of a freestanding sign shall not exceed 2 m^2 (21.5 ft^2) for each face with a maximum of 2 faces;

(iv) the height of a fascia sign shall not exceed 0.5 m (20") and the length shall not exceed the length of that side of the building which faces the adjacent highway provided that only 1 side of the building shall have a fascia sign;

(b) In addition to the sign permitted in paragraph (a), each business or organization is permitted to place on its premises located on the lot on which the business or organization is operated:

(i) 1 business or organization identification sign having a sign area not exceeding 0.3 m^2 (3.2 ft^2) with a maximum of 1 face; and

(ii) 1 "open" and 1 "closed" sign having a maximum aggregate sign area of 0.3 m^2 with a maximum of 1 face and which, notwithstanding Section 38(5), may be illuminated either externally or internally.

PART 9 - OFF-STREET PARKING AND LOADING REQUIREMENTS

41. Definition

For the purposes of Part 9, "site" means the lot or lots on which the use that requires the provision of parking and loading spaces is conducted.

42. Application

(1) The regulations contained in Part 9 shall not apply to buildings, structures, or uses existing at the time of adoption of this Bylaw, except that:

(a) Where any land, building or structure undergoes a change of use or any increase in the number of dwelling units, gross floor area, seating capacity or other unit of measurement specified hereinafter as a means for determining required off-street parking and loading spaces, such off-street parking or loading spaces shall be increased to equal or exceed the off-street parking and loading space requirements resulting from application of the provisions of Part 9 to the entire building or structure as modified in use or capacity.

(b) Off-street parking or loading spaces existing at the time of adoption of this Bylaw shall not be reduced.

43. Procedure

Every Building Permit Application for a new, enlarged or existing building, structure, or use shall include a parking site plan drawn to scale and fully dimensioned, showing all off-street parking and loading facilities and related site improvements.

44. Voluntary Establishment of Off-Street Parking and Loading

Where off-street parking or loading areas are provided in excess of the requirements of Part 9, the location, design and operation of such facilities shall comply with all of the regulations of Part 9.

45. Required Number of Off-Street Parking and Loading Spaces and Units of Measurement

(1) The minimum number of off-street parking or loading spaces required for each building class, type or use shall be provided as indicated in Part 9. In the case of a use not specifically mentioned, the required number of off-street parking or loading spaces shall be the same as for a similar use as determined by the Municipality.

(2) Where there is more than 1 use on a site:

(a) the total requirements for off-street parking or loading spaces shall be the sum of requirements for the various uses computed separately except as may be exempted in paragraph (b);

(b) golf driving ranges and putting greens, when operated in conjunction with and on the same site as a Class A Golf Course, shall be exempted from providing off-street parking or loading spaces for a golf driving range use.

(3) Where the number of employees is used as a unit of measurement for determining off-street parking spaces, it shall mean the greatest number of employees at the workplace, at any time of the day or night in a particular building or for a particular building or for a particular use during any season of the year.

(4) Where seating accommodation is used as a unit of measurement for determining off-street parking spaces, and such accommodation consists of benches, pews, booths and the like, each 0.5 m (20") of width of such seating accommodation shall be counted as 1 seat.

(5) Where the calculation of the off-street parking or loading spaces results in a fraction, 1 parking or loading space shall be provided in respect of that fraction.

(6) The off-street parking shall:

(a) be located on or within 150 m (492.1') of the site, provided that, if the off-street parking is not located on the site, the site or portion of the site on which it is located shall be restricted for use as a parking lot by a covenant registered under Section 215 of the *Land Title Act*;

(b) notwithstanding paragraph (a), be located on the same lot as the principal use where the parking is required for a residential or overnight accommodation use.

(7) Where distances are used to determine the location of off-street parking requirements referred to in Subsection (6)(a), such distances shall be deemed as walking distances and measured along highways.

(8) Off-street loading spaces shall be located on the same site as the building or use they serve.

46. Disabled Spaces

(1) Where any development, building or use requires more than 25 off-street parking spaces, parking spaces for the use of persons having a physical disability shall be provided in the ratio of 1 for every 50 parking spaces or part thereof.

(2) Each off-street parking space provided for disabled persons shall meet the requirements of Part 9 except that the off-street parking space shall be:

(a) a minimum of 3.7 m (12.1') in width,

(b) clearly identified as being for use only by disabled persons,

(c) located within convenient access of an accessible building entrance or in a central location where an off-street parking area serves several buildings.

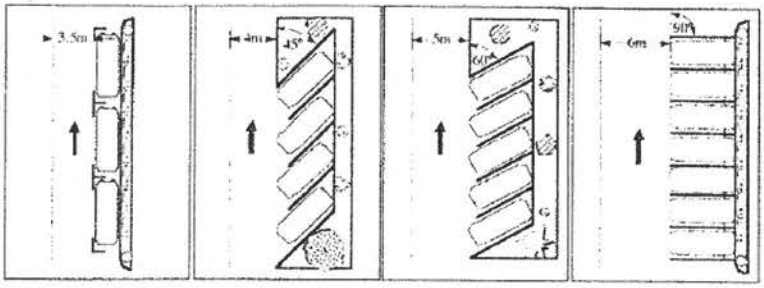
47. Off-Street Parking and Loading Dimensions

(1) The dimensions shown below shall be the minimum dimensions and designs for off-street parking spaces and off-street parking areas as required in Part 9.

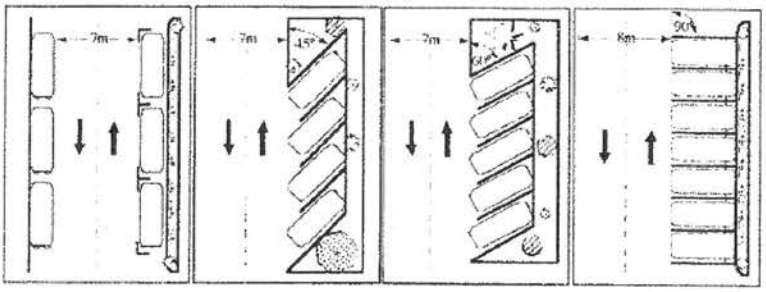
PARKING ANGLE OF STALL (DEGREE)	WIDTH OF SPACE	DEPTH OF STALL	WIDTH OF STALL	WIDTH OF AISLE ONE-WAY	TWO-WAY
0	2.5 m*	2.5 m	6.5 m	3.5 m	7.0 m
45	2.8 m*	5.0 m	4.0 m	4.0 m	7.0 m
60	2.8 m*	5.5 m	3.2 m	5.0 m	7.0 m
90	2.8 m*	5.5 m	2.8 m	6.0 m	8.0 m

*The minimum width of each parking space provided for persons having a physical disability shall be 3.7 m.

Diagram of Parking Layouts



One Way Aisle



Two Way Aisle

(2) Each off-street loading space required by Part 9 shall not be less than 9 m (29.5') long, 3 m (9.8') wide and 4 m (13.1') in height. In no case shall the length of the loading space be such that a vehicle in the process of loading or unloading shall project into any highway.

48. Design, Development and Maintenance Standards

General Regulations

(1) The parking area layout and location of all points of ingress and egress to a parking area shall be subject to the approval of the Municipality.

(2) Off-street parking or loading areas shall be permitted in any required yard in any zone subject to any Development Permit guidelines for commercial development in the Official Community Plan.

(3) All off-street parking or loading areas shall be freely accessible to a highway.

(4) The maximum grade for an off-street parking or loading space or for a parking lot which is required by Part 9 shall not exceed 6%.

(5) The maximum grade for a driveway used to access off-street parking or loading areas shall not exceed 15% except as otherwise provided in this Bylaw.

(6) All off-street parking or loading areas shall be graded and drained so as to dispose of all surface water. In no case shall drainage be allowed to flow across highways. Drainage shall be subject to the approval of the Municipality and shall be directed to prevent damage or inconvenience to abutting property and/or highways.

Commercial, Commercial Recreation, Industrial or Institutional Zones

(7) In a Commercial, Commercial Recreation, Industrial or Institutional Zone:

(a) All off-street parking or loading areas shall be provided with adequate curbs, with openings of not less than 30 cm (1 foot) every 3 meters (10 feet), to retain all vehicles within such permitted parking or loading area and to ensure that required fences, screens, walls, hedges or landscape areas, as well as any buildings, are protected from parked vehicles.

(b) All off-street parking or loading areas shall have vehicle stops not less than 1 m (3.3') from the end of each off-street parking or loading space except in the case of parallel parking.

(c) Where continuing curbs are used as wheel stops, the measured depth of off-street parking spaces, except for a parking angle of 0□, may be reduced by 1 m (3.3') from that which is required in Section 47(1). In such instances, the parking layout should allow for the vehicle to overhang the curb by 1 m (3.3') and such overhang area must be clear of all obstructions (signs, vegetation, etc.) and may not be regarded as required landscape area.

(d) All off-street parking or loading areas shall be surfaced with asphalt, concrete, pavers or suitable permeable surface such as porous concrete, grass pave or turfstone, so as to provide a surface that is durable and dust-free.

(e) All lighting used to illuminate any off-street parking or loading area shall be arranged and installed so that all direct rays of light are reflected upon such parking area and not on adjoining premises.

(f) In no event shall off-street parking or loading spaces be provided in a manner requiring the backing out of vehicles onto highways. Stacking of parking (i.e. providing 1 space behind another) is prohibited.

(g) Pedestrian sidewalk ramps shall be provided for disabled persons giving access from off-street parking areas to the building served.

(h) All off-street parking facilities, including parking spaces, aisles and loading facilities shall be kept free of dust, loose particles, and debris and shall be promptly cleared of snow and ice.

(i) Signs or other markers shall be utilized within an off-street parking or loading area to ensure efficient and safe traffic operation and shall be maintained in a neat and legible condition.

(j) All off-street parking or loading spaces shall be marked by durable painted lines at least 10 cm (4 inches) wide and extending the length of the space, or other durable markers suited to the parking surface.

49. Required Parking Spaces

Lots and buildings are classified by use and the required number of off-street parking spaces for each lot use or building class, type or use are prescribed below:

BUILDING OR USE	**REQUIRED NUMBER OF SPACES**
Residential	
Residential	2 per dwelling unit and 2 per accessory dwelling unit~~secondary suite or detached secondary suite~~, provided that a front yard driveway which provides access to a parking space that is not within the front yard may be considered as the provision of a second parking space that is in tandem
Boarding and Lodging	1 for each sleeping unit
Home Business - Bed and Breakfast - Motor Vehicle Repair - Roadside Stand - Sales Distributorship	2 per each Home Business except as follows: 1 per room to be rented 2 1 per 2 non-resident employees 0
Manufactured Home Park	2 per manufactured home site plus 1 per 5 manufactured home sites
Communal Seniors Housing	1 space per resident bedroom/unit plus 3 spaces for visitor parking, and for staff/caregiver parking, 1 space
Agricultural Sales	
Nurseries and Greenhouses	1 per 15 m^2 (161 ft^2) of gross floor area
Farm Market	4 per sales clerk

Assembly, Cultural and Recreational

Billiard, Pool Hall	1 space per 5 m^2 (54 ft^2) of gross floor area
Bowling Alley	4 spaces for each alley
Church	1 per 4 seats plus 1 for each 20 m^2 (215 ft^2) of gross floor area used for assembly within a church building or church hall
Club, Hall, or Lodge	1 per 10 m^2 (108 ft^2) of gross floor area
Community Centre	1 per 20 m^2 (215 ft^2) of gross floor area
Government Office	1 per 20 m^2 (215 ft^2) of gross floor area
Library, Gallery, Museum or similar places of Public Assembly	1 per 10 m^2 (108 ft^2) of gross floor area

Commercial, Recreational

Boat Sales & Repairs	1 per 2 employees plus 1 per 70 m^2 (753 ft^2) of sales floor area plus 5
Campsite	1 per space plus 3
Golf Course – Class A	8 spaces per fairway
Golf Course – Class B (Par 3 Course and Pitch and Putt course)	4 per fairway plus 1 per 2 employees
Golf Course – Miniature	1 per hole plus 1 per 2 employees
Golf Driving Range	1 per tee plus 1 per 2 employees
Golf Pro Shop	1 per 25 m^2 (269 ft^2) of gross floor area
Marina	1 per 2 mooring berths plus 1 per 2 employees
Riding Stable	1 per boarded horse or rental horse plus 1 per 2 employees
Tourist Attraction	1 per 3 persons capacity

Commercial, Retail

Building Materials Supply	1 per 2 employees plus 8 per 200 m^2 (2,153 ft^2) of covered sales and storage
Commercial Enterprises	1 per employee plus 5
Garden Centres sale of items offered for sale	1 per 2 employees plus 1 per 80 m^2 (861 ft^2) of lot area used for the storage and

Grocery, Neighbourhood	1 per 15 m^2 (161 ft^2) of gross floor area of retail portion of building, plus 1 per 2 employees
Machinery Sales	1 per 2 employees plus 1 per 100 m^2 (1,076 ft^2) of sales floor

Retail store, and other Retail Personal Uses, except Neighbourhood Grocery	1 per 15 m^2 (161 ft^2) of gross floor area plus 1 per 2 employees
Supermarkets, Liquor Stores	1 per 13 m^2 (140 ft^2) of gross floor area

Commercial, Service

Animal Hospital	1 per 2 employees plus 3 per veterinarian
Appliance Repair Shop	1 space for each 20 m^2 (215 ft^2) of gross floor area
Automotive Service Station	1 per 2 employees on duty plus 2 per service bay
Salons, Beauty, Health and Barber	2 per 10 m^2 (108 ft^2) of gross floor area
Laundromat	1 per 2 washing machines
Post Office	1 per employee, plus 2
Premises holding an "A", "C", "D", "E", and/or "F" licence issued pursuant to the Liquor Control and Licensing Act	1 per 2 seats
Printing, Publishing, Bookbinding	1 space for each 20 m^2 (215 ft^2) of gross floor area
Restaurant or Coffee Shop	1 per 2 seats, plus 1 for each 2 seats of waiting area

Industrial

Precast Concrete Products Manufacturing	1 per employee, plus 1 per 100 m^2 (1,076 ft^2) of gross floor area
Sawmill, Shakemill	1 per employee, plus 5

Institutional

College or University	1 per employee plus 1 per 5 students
Hospital	1 per 3 beds plus 1 per 2 employees
Schools, Public or Private:	
Daycare	1 per employee plus 1 per 6 children in care
Elementary	1 per employee plus 1 per classroom
Junior Secondary	1 per employee plus 1 per classroom
Senior Secondary	1 per employee plus 0.5 per classroom plus 1 per 10 students
Personal Care Facilities including but not limited to: Group Homes, Rest Homes, and Community Care Facilities	1 space per 3 sleeping units
Congregate Care	1.25 spaces for each sleeping unit

Office and Financial Institutions

Banks & Financial Institutions	1 per 16 m^2 (172 ft^2) of gross floor area
Offices, Medical	5 per doctor or dentist plus 1 per 2 employees
Offices, General	1 per 25 m^2 (269 ft^2) of gross floor area

50. Required Loading Spaces

Buildings are classified by use and the required number of off-street loading spaces for each use are prescribed below:

USE OF BUILDING	TOTAL FLOOR AREA OF BUILDING	REQUIRED NUMBER OF OFF-STREET LOADING SPACES
Commercial, Commercial Recreational, Industrial or other similar use	300 m^2 to 500 m^2 (3,229 – 5,382 ft^2)	1
	501 m^2 to 2,500 m^2 (5,393 – 26,911 ft^2)	2
	Each additional 2,500 m^2 (26,911 ft^2) or fraction thereof	1 additional
Club or Lodge, Convalescent Home, Hospital, Institution, Office, Public Assembly, School, or other similar use	300 m^2 to 3,000 m^2 (3,229 – 32,293 ft^2)	1
	Each additional 3,000 m^2 (32,293 ft^2) or fraction thereof	1 additional

PART 10 - ZONE REGULATIONS

51. AGRICULTURAL (AG) ZONE (ALR)

(1) Subdivision Requirements

(a) The minimum area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 4 ha (9.88 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 4 ha (9.88 ac), and no lot less than the average lot size shall be created by a strata plan.

(b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.

(c) Notwithstanding Paragraph (b), the minimum width of the access strip of a panhandle lot shall be 20 m (65.6').

(d) In the case of a panhandle lot, the minimum lot area shall be exclusive of the access strip.

(2) Permitted Uses

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Agricultural (AG) Zone (ALR):

(a) Accessory uses and buildings, subject to Section 31
(b) Agriculture, subject to Subsection (5)
(c) Agricultural fairground
(d) Principal Dwelling unit
Accessory uses and buildings permitted only with a principal dwelling unit:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Breeding kennel, subject to the ~~Metchosin~~ Animal ~~Regulation and Impounding~~Control Bylaw including issuance of a kennel licence, and Subsection (5)
(iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(iv) ~~Secondary suite or detached secondary suite~~Accessory dwelling unit, subject to Section 23
(e) Intensive agriculture, subject to Subsection (6) and Section 22
(f) Riding stable
(g) Cannabis and medical cannabis production, where designated as a farm use that must not be prohibited under the Agricultural Land Reserve Use, ~~Subdivision and Procedure~~ Regulation, and subject to federal and/or provincial licencing requirements.

(Bylaw 652)

(h) Illuminated Greenhouse

(Bylaw 636)

(3) Density

(a) Only 1 principal dwelling unit is permitted per lot.

~~(b) Notwithstanding Paragraph (a), on a lot classified as a farm pursuant to the *Assessment Act*, where such lot is 4 ha (9.88 ac) or more, there shall not be more than 2 dwelling units provided that:~~

~~(i) at least 1 dwelling unit is a mobile home;~~

~~(ii) the mobile home is for the sole purpose of housing farm employees working on that farm; and~~

Commented [TJ22]: This regulation was removed because it is no longer consistent with ALC legislation because it allows a second dwelling (a mobile home for a farm worker) as-of-right, based on farm status and lot size, without requiring specific approval from the ALC - which the post-2019 legislation no longer permits.

This also contradicts ALC regulations because it limits who can live in the second home (only farm workers) - but ALC no longer requires this, and it also specifies the form (a mobile home) - but the ALC now allows multiple forms (a standalone dwelling, a manufactured home or a carriage house

~~(iii) the mobile home shall be removed from the lot when no longer required for housing farm employees.~~

~~(iv) the gross floor area of a mobile home for housing farm employees shall not exceed 70m^2.~~

~~*(Bylaw 609)*~~

(b) On lots less than 0.8 hectares (1.98 acres), o~~O~~nly 1 secondary suite ~~or detached secondary suite~~ is permitted per lot. On lots 0.8 hectares (1.98 acres) or greater, one secondary suite within the principal dwelling and one detached accessory dwelling in the form of a detached secondary suite or carriage house is permitted per lot. ~~except that no secondary suite or detached secondary suite shall be permitted on a lot which has more than 1 dwelling unit.~~

(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2).

(4) Lot Coverage

(a) The maximum lot coverage shall be 20% of the lot.

(b) Notwithstanding Paragraph (a), where a lot is less than 930 m^2 (10,011 ft^2) in area, the maximum lot coverage shall be 186 m^2 (2,002 ft^2).

(5) Non-Conforming Lots – Keeping of Livestock and Breeding Kennels

Notwithstanding the provisions and regulations of this zone, on lots having an area of less than 8,000 m^2 (1.98 ac):

(a) for each 4,000 m^2 (.99 ac) of lot area or pro-rated portion thereof if less than 4,000 m^2 (.99 ac) of lot area, the keeping of livestock shall be limited to the following maximum numbers:

(i) 1) 2 horses or cattle, or
2) 8 pigs, sheep, or goats, or
3) any combination of the above with 1 animal from 1) being the equivalent of 4 from 2)

(ii) in addition to (i) above, 24 rabbits, game birds or poultry.

(b) a breeding kennel is limited to a maximum of 10 dogs.

(6) Minimum Lot Area for Specific Uses

(a) The minimum lot area required for an intensive agriculture use is 2 ha (4.94 ac).

(b) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres).

(7) Yard Requirements

(a) A front yard of not less than 7.5 m (24.6') shall be provided.

(b) Side yards of not less than 3 m (9.8') shall be provided.

(c) (i) A rear yard of not less than 10 m (32.8') shall be provided for a principal building.

(ii) A rear yard of not less than 3 m (9.8') shall be provided for an accessory building.

(d) Notwithstanding Paragraphs (a) through (c), buildings and structures:

(i) for breeding kennels or for the keeping of livestock or other farm animals, or for an agriculture use other than an intensive agriculture use, shall be located not less than 30 m (98.4') from the front lot line and not less than 15 m (49.2') from any other lot line;

(ii) for an intensive agriculture use, shall be located not less than 60 m (196.9') from the front lot line and not less than 20 m (65.6') from any other lot line, subject to minimum setbacks established in Section 22 for beef feedlots and swineries.

(iii) for a detached secondary suite, and carriage house, shall be located not less than 15 m (49.2') from any lot line.

(iv) for cannabis production or medical cannabis production, where permitted as a farm use by the Agricultural Land Reserve Use, ~~Subdivision and Procedure~~ Regulation, shall be located not less than 30 m (98.4') from any lot line, but no closer than 200 m (656.2') from any property zoned as Community Institutional and used as a school, or zoned as Park and Open Space. *(Bylaw 652)*

Commented [TJ23]: The original Agricultural Land Reserve Use, Subdivision and Procedure Regulation has been replaced with two documents: ALR General Regulations and ALR Use Regulations

(e) In addition, buildings and structures referred to in Paragraph (d) shall be located to the satisfaction of the Medical Health Officer in respect of all nearby wells or watercourses which in his opinion could suffer contamination therefrom.

(f) Notwithstanding Paragraphs (a) through (e), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

(8) Height of Buildings

(a) The height of a principal building shall not exceed 12 m (39.4').

(b) Notwithstanding Paragraph (a), the height of a principal dwelling unit or of an accessory building – including an accessory building that contains a carriage house - shall not exceed 10.5 m (34.5').

(c) Notwithstanding paragraph (b), the height of a detached secondary suite shall not exceed 8 m (26.2').

(9) Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

(10) Placement of Signs

The placement of signs shall comply with Part 8 of this Bylaw.

51. AGRICULTURAL (AG) ZONE (ALR) (CONT.)

(11) ***Agricultural Land Commission Act***

No provision of this Bylaw shall be interpreted as superseding the intent of the *Agricultural Land Commission Act* that all lands except those exempted under Section 19 of that Act or a General Order of the Agricultural Land Commission are subject to the provisions of the *Agricultural Land Commission Act*, Regulations thereto and Orders of the Commission (thereby not permitting the subdivision of land or the development of new non-farm uses unless approved by the Agricultural Land Commission).

Information Note: *As of February 22, 2019 the Agricultural Land Commission Act was amended to limit the maximum size of the principal residence to 500 m2, with or without a secondary suite. Any proposal to increase the permitted size must be approved by the Agricultural Land Commission for a non-adhering residential use. This information note is provided for convenience only and proponents should review the Agricultural Land Commission regulations, as may be amended from time to time.*

52. AGRICULTURAL 1 (AG1) ZONE (ALR)

(1) Subdivision Requirements

(a) The minimum area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 4 ha (9.88 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 4 ha (9.88 ac), and no lot less than the average lot size shall be created by a strata plan.

(b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.

(c) Notwithstanding Paragraph (b), the minimum width of the access strip of a panhandle lot shall be 20 m (65.6').

(d) In the case of a panhandle lot, the minimum lot area shall be exclusive of the access strip.

(2) Permitted Uses

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Agricultural 1 (AG1) Zone (ALR):

(a) Accessory uses and buildings, subject to Section 31
(b) Agriculture
(c) Agricultural fairground
(d) Principal Dwelling unit
Accessory uses and buildings permitted only with a principal dwelling unit:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Breeding kennel, subject to the ~~Metchosin~~ Animal ~~Regulation and Impounding~~Control Bylaw including issuance of a kennel licence, and Subsection (5)
(iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(iv) ~~Secondary suite or detached secondary suite~~Accessory dwelling unit, subject to Section 23
(e) Intensive agriculture, subject to Subsection (6) and Section 22
(f) Riding stable
(g) Cannabis and medical cannabis production, where designated as a farm use that must not be prohibited under the Agricultural Land Reserve Use~~, Subdivision and Procedure~~ Regulation, and subject to federal and/or provincial licencing requirements.

(Bylaw 652)

(h) Illuminated Greenhouses

(Bylaw 636)

(3) Density

(a) There shall not be more than ~~1~~2 principal dwelling unit ~~units~~ per lot.

(b) On lots less than 0.8 hectares (1.98 acres), one secondary suite is permitted per lot. On lots 0.8 hectares (1.98 acres) or greater, one secondary suite within the principal dwelling and one detached accessory dwelling unit in the form of a detached secondary suite or a carriage house is permitted per lot.~~Only 1 secondary suite or detached secondary suite is permitted per lot except that no secondary suite or detached secondary suite shall be permitted on a lot which has more than 1 dwelling unit.~~

(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2)~~.~~

(4) Lot Coverage

(a) The maximum lot coverage shall be 20% of the lot.

(b) Notwithstanding Paragraph (a), where a lot is less than 930 m^2 (10,011 ft^2) in area, the maximum lot coverage shall be 186 m^2 (2,002 ft^2).

(5) Non-Conforming Lots – Keeping of Livestock and Breeding Kennels

Notwithstanding the provisions and regulations of this zone, on lots having an area of less than 8,000 m^2 (1.98 ac):

(a) for each 4,000 m^2 (.99 ac) of lot area or pro-rated portion thereof if less than 4,000 m^2 (.99 ac) of lot area, the keeping of livestock shall be limited to the following maximum numbers:

(i) 1) 2 horses or cattle, or
2) 8 pigs, sheep, or goats, or
3) any combination of the above with 1 animal from 1) being the equivalent of 4 from 2)

(ii) in addition to (i) above, 24 rabbits, game birds or poultry.

(b) a breeding kennel is limited to a maximum of 10 dogs.

(6) Minimum Lot Area for Specific Uses

(a) The minimum lot area required for an intensive agriculture use is 2 ha (4.94 ac).

(b) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres).

(7) Yard Requirements

(a) A front yard of not less than 7.5 m (24.6') shall be provided.

(b) Side yards of not less than 3 m (9.8') shall be provided.

(c) (i) A rear yard of not less than 10 m (32.8') shall be provided for a principal building.

(ii) A rear yard of not less than 3 m (9.8') shall be provided for an accessory building.

(d) Notwithstanding Paragraphs (a) through (c), buildings and structures:

(i) for breeding kennels or for the keeping of livestock or other farm animals, or for an agriculture use other than an intensive agriculture use, shall be located not less than 30 m (98.4') from the front lot line and not less than 15 m (49.2') from any other lot line;

(ii) for an intensive agriculture use, shall be located not less than 60 m (196.9') from the front lot line and not less than 20 m (65.6') from any other lot line, subject to minimum setbacks established in Section 22 for beef feedlots and swineries.

(iii) for a detached secondary suite or carriage house, shall be located not less than 15 m (49.2') from any lot line.

(iv) for cannabis production or medical cannabis production, where permitted as a farm use by the Agricultural Land Reserve Use, ~~Subdivision and Procedure~~ Regulation, shall be located not less than 30 m (98.4') from any lot line, but no closer than 200 m (656.2') from any property zoned as Community Institutional and used as a school, or zoned as Park and Open Space.
(Bylaw 652)

(e) In addition, buildings and structures referred to in Paragraph (d) shall be located to the satisfaction of the Medical Health Officer in respect of all nearby wells or watercourses which in his opinion could suffer contamination therefrom.

(f) Notwithstanding Paragraphs (a) through (e), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

(8) Height of Buildings

(a) The height of a principal building shall not exceed 12 m (39.4').

(b) Notwithstanding Paragraph (a), the height of a principal dwelling unit or of an accessory building – including an accessory building that contains a carriage house - shall not exceed 10.5 m (34.5').

(c) Notwithstanding paragraph (b), the height of a detached secondary suite shall not exceed 8 m (26.2').

(9) Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

(10) Placement of Signs

The placement of signs shall comply with Part 8 of this Bylaw.

(11) *Agricultural Land Commission Act*

No provision of this Bylaw shall be interpreted as superseding the intent of the *Agricultural Land Commission Act* that all lands except those exempted under Section 19 of that Act or a General Order of the Agricultural Land Commission are subject to the provisions of the *Agricultural Land Commission Act*, Regulations thereto and Orders of the Commission (thereby not permitting the subdivision of land or the development of new non-farm uses unless approved by the Agricultural Land Commission).

Information Note: *As of February 22, 2019 the Agricultural Land Commission Act was amended to limit the maximum size of the principal residence to 500 m2, with or without a secondary suite. Any proposal to increase the permitted size must be approved by the Agricultural Land Commission for a non-adhering residential use. This information note is provided for convenience only and proponents should review the Agricultural Land Commission regulations, as may be amended from time to time.*

53. UPLAND (UP) ZONE

(1) Subdivision Requirements

(a) The minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 4 ha (9.88 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 4 ha (9.88 ac), and no lot less than the average lot size shall be created by a strata plan.

(b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.

(c) Notwithstanding Paragraph (b), the minimum width of the access strip of a panhandle lot shall be 20 m (65.6').

(d) In the case of a panhandle lot, the minimum lot area shall be exclusive of the access strip.

(2) Permitted Uses

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Upland (UP) Zone:

(a) Accessory uses and buildings, subject to Section 31
(b) Agriculture, subject to Subsection (5)
(c) Boarding or Breeding kennel, subject to the ~~Metchosin~~ Animal ~~Regulation and Impounding~~Control Bylaw including issuance of a kennel licence, and subject to Subsections (5) and (6)
(d) Principal Dwelling unit
Accessory uses and buildings permitted only with a principal dwelling unit:
  (i) Boarding in a dwelling unit of not more than 4 persons
  (ii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
  (iii) ~~Secondary suite or detached secondary suite~~Accessory dwelling unit, subject to Section 23
(e) Intensive agriculture, subject to Subsection (6) and Section 22
(f) Riding stable
(g) Wildlife rehabilitation centre, subject to the regulations of the ~~Metchosin~~ Animal ~~Regulation and Impounding~~Control Bylaw
(h) Communal Seniors Housing, subject to Section 24.1

(3) Density

(a) A lot may contain either one principal dwelling unit or one Communal Seniors Housing residence~~Only 1 dwelling unit is permitted per lot.~~

(b) Only ~~1 secondary suite or detached secondary suite~~one accessory dwelling unit is permitted per lot, and no accessory dwelling unit is permitted on a lot that contains more than one dwelling unit or a Communal Seniors Housing residence. ~~except that no secondary suite or detached secondary suite shall be permitted on a lot which has more than 1 dwelling unit~~.

(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2~~)~~.

(4) Lot Coverage

(a) The maximum lot coverage shall be 20% of the lot.

(b) Notwithstanding Paragraph (a), where a lot is less than 930 m^2 (10,011 ft^2) in area, the maximum lot coverage shall be 186 m^2 (2,002 ft^2).

(5) Non-Conforming Lots – Keeping of Livestock and Breeding Kennels

Notwithstanding the provisions and regulations of this zone, on lots having an area of less than 8,000 m^2 (1.98 ac):

(a) for each 4,000 m^2 (.99 ac) of lot area or pro-rated portion thereof if less than 4,000 m^2 (.99 ac) of lot area, the keeping of livestock shall be limited to the following maximum numbers:

(i) 1) 2 horses or cattle, or
2) 8 pigs, sheep, or goats, or
3) any combination of the above with 1 animal from 1) being the equivalent of 4 from 2)

(ii) in addition to (i) above, 24 rabbits, game birds or poultry.

(b) a breeding kennel is limited to a maximum of 10 dogs.

(6) Minimum Lot Area for Specific Uses

(a) The minimum lot area required for a boarding kennel or an intensive agriculture use is 4 ha (9.88 ac).

(b) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres).

(7) Yard Requirements

(a) A front yard of not less than 7.5 m (24.6') shall be provided.

(b) Side yards of not less than 3 m (9.8') shall be provided.

(c) (i) A rear yard of not less than 10 m (32.8') shall be provided for a principal building.

(ii) A rear yard of not less than 3 m (9.8') shall be provided for an accessory building.

(d) Notwithstanding Paragraphs (a) through (c), buildings and structures:

(i) for a breeding kennel, boarding kennel or wildlife rehabilitation centre use or for the keeping of livestock or other farm animals, or for an agriculture use other than an intensive agriculture use, shall be located not less than 30 m (98.4') from the front lot line and not less than 15 m (49.2') from any other lot line;

(ii) for an intensive agriculture use, shall be located not less than 60 m (196.9') from the front lot line and not less than 20 m (65.6') from any other lot line, subject to minimum setbacks established in Section 22 for beef feedlots and swineries.

(iii) for a detached secondary suite or carriage house, shall be located not less than 15 m (49.2')

from any lot line.

(e) In addition, buildings and structures referred to in Paragraph (d) shall be located to the satisfaction of the Medical Health Officer in respect of all nearby wells or watercourses which in his opinion could suffer contamination therefrom.

(f) Notwithstanding Paragraphs (a) through (e), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

(8) Height of Buildings

(a) The height of a principal building shall not exceed 12 m (39.4').

(b) Notwithstanding Paragraph (a), the height of a principal dwelling unit or an accessory building - including an accessory building that contains a carriage house shall not exceed 10.5 m (34.5').

(c) Notwithstanding paragraph (b), the height of a detached secondary suite shall not exceed 8 m (26.2').

(9) Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

(10) Placement of Signs

The placement of signs shall comply with Part 8 of this Bylaw.

54. UPLAND 1 (UP1) ZONE

(1) Subdivision Requirements

(a) The minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 4 ha (9.88 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 4 ha (9.88 ac), and no lot less than the average lot size shall be created by a strata plan.

(b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.

(c) Notwithstanding Paragraph (b), the minimum width of the access strip of a panhandle lot shall be 20 m (65.6').

(d) In the case of a panhandle lot, the minimum lot area shall be exclusive of the access strip.

(2) Permitted Uses

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Upland 1 (UP1) Zone:

(a) Accessory uses and buildings, subject to Section 31
(b) Agriculture, subject to Subsection (5)
(c) Principal Dwelling unit
Accessory uses and buildings only permitted with a principal dwelling unit:
  (i) Boarding in a dwelling unit of not more than 4 persons
  (ii) Breeding kennel, subject to the ~~Metchosin~~ Animal ~~Regulation and Impounding~~Control Bylaw including issuance of a kennel licence, and subject to Subsection (5)
  (iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
  (iv) ~~Secondary suite or detached secondary suite~~Accessory dwelling unit, subject to Section 23
(d) Intensive agriculture, subject to Subsection (6) and Section 22
(e) Riding stable
(f) Communal Seniors Housing, subject to Section 24.1

(3) Density

(a) There shall not be more than 2 principal dwelling units per lot or 1 communal seniors housing residence per lot.

(b) Only ~~1 secondary suite or detached secondary suite~~1 accessory dwelling unit is permitted per lot except that no ~~secondary suite or detached secondary suite~~ accessory dwelling unit shall be permitted on a lot which has more than 1 dwelling unit or a communal seniors housing residence.

(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2).

(4) Lot Coverage

(a) The maximum lot coverage shall be 20% of the lot.

(b) Notwithstanding Paragraph (a), where a lot is less than 930 m^2 (10,011 ft^2) in area, the maximum lot coverage shall be 186 m^2 (2,002 ft^2).

(5) Non-Conforming Lots – Keeping of Livestock and Breeding Kennels

Notwithstanding the provisions and regulations of this zone, on lots having an area of less than 8,000 m^2 (1.98 ac):

(a) for each 4,000 m^2 (.99 ac) of lot area or pro-rated portion thereof if less than 4,000 m^2 (.99 ac) of lot area, the keeping of livestock shall be limited to the following maximum numbers:

(i) 1) 2 horses or cattle, or
2) 8 pigs, sheep, or goats, or
3) any combination of the above with 1 animal from 1) being the equivalent of 4 from 2)

(ii) in addition to (i) above, 24 rabbits, game birds or poultry.

(b) a breeding kennel is limited to a maximum of 10 dogs.

(6) Minimum Lot Area for Specific Uses

(a) The minimum lot area required for an intensive agriculture use is 4 ha (9.88 ac).

(b) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres).

(7) Yard Requirements

(a) A front yard of not less than 7.5 m (24.6') shall be provided.

(b) Side yards of not less than 3 m (9.8') shall be provided.

(c) (i) A rear yard of not less than 10 m (32.8') shall be provided for a principal building.

(ii) A rear yard of not less than 3 m (9.8') shall be provided for an accessory building.

(d) Notwithstanding Paragraphs (a) through (c), buildings and structures:

(i) for a breeding kennel use or for the keeping of livestock or other farm animals, or for an agriculture use other than an intensive agriculture use, shall be located not less than 30 m (98.4') from the front lot line and not less than 15 m (49.2') from any other lot line;

(ii) for an intensive agriculture use, shall be located not less than 60 m (196.9') from the front lot line and not less than 20 m (65.6') from any other lot line, subject to minimum setbacks established in Section 22 for beef feedlots and swineries.

(iii) for a detached secondary suite, or carriage house shall be located not less than 15 m (49.2') from any lot line.

(e) In addition, buildings and structures referred to in Paragraph (d) shall be located to the satisfaction of the Medical Health Officer in respect of all nearby wells or watercourses which in his opinion could suffer contamination therefrom.

(f) Notwithstanding Paragraphs (a) through (e), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

(8) Height of Buildings

(a) The height of a principal building shall not exceed 12 m (39.4').

(b) Notwithstanding Paragraph (a), the height of a principal dwelling unit or of an accessory building - including an accessory building that contains a carriage house shall not exceed 10.5 m (34.5').

(c) Notwithstanding paragraph (b), the height of a detached secondary suite shall not exceed 8 m (26.2').

(9) Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

(10) Placement of Signs

The placement of signs shall comply with Part 8 of this Bylaw.

55. UPLAND 2 (UP2) ZONE (FLR)

(1) Subdivision Requirements

(a) The minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 4 ha (9.88 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 4 ha (9.88 ac), and no lot less than the average lot size shall be created by a strata plan.

(b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.

(c) Notwithstanding Paragraph (b), the minimum width of the access strip of a panhandle lot shall be 20 m (65.6').

(d) In the case of a panhandle lot, the minimum lot area shall be exclusive of the access strip.

(2) Permitted Uses

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Upland 2 (UP2) Zone (FLR):

(a) Accessory uses and buildings, subject to Section 31
(b) Agriculture, subject to Subsection (5)
(c) Principal Dwelling unit
Accessory uses and buildings permitted only with a principal dwelling unit:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Breeding kennel, subject to the ~~Metchosin~~ Animal ~~Regulation and Impounding~~Control Bylaw including issuance of a kennel licence, and subject to Subsection (5)
(iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(iv) ~~Secondary suite or detached secondary suite~~Accessory dwelling unit, subject to Section 23
(d) Intensive agriculture, subject to Subsection (6) and Section 22
(e) Riding stable
(f) Timber production and harvesting of primary forest products and related forest management activities, excluding sawmilling and all manufacturing and dry land log sorting operations
(g) Communal Seniors Housing, subject to Section 24.1

(3) Density

(a) Only one~~1~~ principal dwelling unit or one Communal Seniors Housing residence is permitted per lot.

(b) Only ~~1 secondary suite or detached secondary suite~~one accessory dwelling unit is permitted per lot except that no ~~secondary suite or detached secondary~~ accessory dwelling unit ~~suite~~ shall be permitted on a lot which has more than one~~1~~ dwelling unit or a communal seniors housing residence.

(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2).

(4) Lot Coverage

(a) The maximum lot coverage shall be 20% of the lot.

(b) Notwithstanding Paragraph (a), where a lot is less than 930 m^2 (10,011 ft^2) in area, the maximum lot coverage shall be 186 m^2 (2,002 ft^2).

(5) Non-Conforming Lots – Keeping of Livestock and Breeding Kennels

Notwithstanding the provisions and regulations of this zone, on lots having an area of less than 8,000 m^2 (1.98 ac):

(a) for each 4,000 m^2 (.99 ac) of lot area or pro-rated portion thereof if less than 4,000 m^2 (.99 ac) of lot area, the keeping of livestock shall be limited to the following maximum numbers:

(i) 1) 2 horses or cattle, or
2) 8 pigs, sheep, or goats, or
3) any combination of the above with 1 animal from 1) being the equivalent of 4 from 2)

(ii) in addition to (i) above, 24 rabbits, game birds or poultry.

(b) a breeding kennel is limited to a maximum of 10 dogs.

(6) Minimum Lot Area for Specific Uses

(a) The minimum lot area required for an intensive agriculture use is 4 ha (9.88 ac).

(b) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres).

(7) Yard Requirements

(a) A front yard of not less than 7.5 m (24.6') shall be provided.

(b) Side yards of not less than 3 m (9.8') shall be provided.

(c) (i) A rear yard of not less than 10 m (32.8') shall be provided for a principal building.

(ii) A rear yard of not less than 3 m (9.8') shall be provided for an accessory building.

(d) Notwithstanding Paragraphs (a) through (c), buildings and structures:

(i) for a breeding kennel use or for the keeping of livestock or other farm animals, or for an agriculture use other than an intensive agriculture use, shall be located not less than 30 m (98.4') from the front lot line and not less than 15 m (49.2') from any other lot line;

(ii) for an intensive agriculture use, shall be located not less than 60 m (196.9') from the front lot line and not less than 20 m (65.6') from any other lot line, subject to minimum setbacks established in Section 22 for beef feedlots and swineries.

(iii) for a detached secondary suite, or carriage house shall be located not less than 15 m (49.2') from any lot line.

(e) In addition, buildings and structures referred to in Paragraph (d) shall be located to the satisfaction of the Medical Health Officer in respect of all nearby wells or watercourses which in his opinion could suffer contamination therefrom.

(f) Notwithstanding Paragraphs (a) through (e), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

(8) Height of Buildings

(a) The height of a principal building shall not exceed 12 m (39.4').

(b) Notwithstanding Paragraph (a), the height of a principal dwelling unit or of an accessory building - including an accessory building that contains a carriage house shall not exceed 10.5 m (34.5').

(c) ~~I~~Notwithstanding paragraph (b), the height of a detached secondary suite shall not exceed 8 m (26.2').

(9) Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

(10) Placement of Signs

The placement of signs shall comply with Part 8 of this Bylaw.

(11) ***Private Managed Forest Land ~~Reserve~~ Act***

No provision of this Bylaw shall be interpreted as superseding the intent of the *Private Managed Forest Land ~~Reserve~~ Act* ~~(FLRA)~~. On lands located within the Private Managed Forest Land ~~Reserve~~Act, subdivision and uses not expressly permitted by ~~the FLRA~~this Act must be approved by the ~~Forest Land Commission~~Private Managed Forest Land Council.

56. RURAL (RU) ZONE

(1) Subdivision Requirements

(a) The minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 2 ha (4.94 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 2 ha (4.94 ac), and no lot less than the average lot size shall be created by a strata plan.

(b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.

(c) Notwithstanding Paragraph (b), the minimum width of the access strip of a panhandle lot shall be 20 m (65.6').

(d) In the case of a panhandle lot, the minimum lot area shall be exclusive of the access strip.

(2) Permitted Uses

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Rural (RU) Zone:

(a) Accessory uses and buildings, subject to Section 31
(b) Agriculture, subject to Subsection (5)
(c) Principal Dwelling unit
Accessory uses and buildings permitted only with a principal dwelling unit:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Breeding kennel, subject to the ~~Metchosin~~ Animal ~~Regulation and Impounding~~Control Bylaw including issuance of a kennel licence, and subject to Subsection (5)
(iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(iv) ~~Secondary suite or detached secondary suite~~Accessory dwelling unit, subject to Section 23
(d) Intensive agriculture, subject to Subsection (6) and Section 22
(e) Riding stable
(f) Communal Seniors Housing, subject to Section 24.1

(3) Density

(a) Only one~~1~~ principal dwelling unit or one communal seniors housing residence is permitted per lot.

(b) Only one~~1~~ ~~secondary suite or detached secondary suite~~accessory dwelling unit is permitted per lot except that no ~~secondary suite or detached secondary suite~~accessory dwelling unit shall be permitted on a lot which has more than one~~1~~ dwelling unit or a communal seniors housing residence.

(b) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2).

(4) Lot Coverage

(a) The maximum lot coverage shall be 20% of the lot.

(b) Notwithstanding Paragraph (a), where a lot is less than 930 m^2 (10,011 ft^2) in area, the maximum lot coverage shall be 186 m^2 (2,002 ft^2).

(5) Non-Conforming Lots – Keeping of Livestock and Breeding Kennels

Notwithstanding the provisions and regulations of this zone, on lots having an area of less than 8,000 m^2 (1.98 ac):

(a) for each 4,000 m^2 (.99 ac) of lot area or pro-rated portion thereof if less than 4,000 m^2 (.99 ac) of lot area, the keeping of livestock shall be limited to the following maximum numbers:

(i) 1) 2 horses or cattle, or
2) 8 pigs, sheep, or goats, or
3) any combination of the above with 1 animal from 1) being the equivalent of 4 from 2);

(ii) in addition to (i) above, 24 rabbits, game birds or poultry.

(b) a breeding kennel is limited to a maximum of 10 dogs.

(6) Minimum Lot Area for Specific Uses

(a) The minimum lot area required for an intensive agriculture use is 4 ha (9.88 ac).

(b) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres).

(7) Yard Requirements

(a) A front yard of not less than 7.5 m (24.6') shall be provided.

(b) Side yards of not less than 3 m (9.8') shall be provided.

(c) (i) A rear yard of not less than 10 m (32.8') shall be provided for a principal building.

(ii) A rear yard of not less than 3 m (9.8') shall be provided for an accessory building.

(d) Notwithstanding Paragraphs (a) through (c), buildings and structures:

(i) for a breeding kennel use or for the keeping of livestock or other farm animals, or for an agriculture use other than an intensive agriculture use, shall be located not less than 30 m (98.4') from the front lot line and not less than 15 m (49.2') from any other lot line;

(ii) for an intensive agriculture use, shall be located not less than 60 m (196.9') from the front lot line and not less than 20 m (65.6') from any other lot line, subject to minimum setbacks established in Section 22 for beef feedlots and swineries.

(iii) for a detached secondary suite, or carriage house shall be located not less than 15 m (49.2') from any lot line.

(e) In addition, buildings and structures referred to in Paragraph (d) shall be located to the satisfaction of the Medical Health Officer in respect of all nearby wells or watercourses which in his opinion could suffer contamination therefrom.

(f) Notwithstanding Paragraphs (a) through (e), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

(8) Height of Buildings

(a) The height of a principal building shall not exceed 12 m (39.4').

(b) Notwithstanding Paragraph (a), the height of a principal dwelling unit or of an accessory building - including an accessory building that contains a carriage house shall not exceed 10.5 m (34.5').

(c) Notwithstanding paragraph (b), the height of a detached secondary suite shall not exceed 8 m (26.2').

(9) Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

(10) Placement of Signs

The placement of signs shall comply with Part 8 of this Bylaw.

56.1 AMENITY RESIDENTIAL 1 (AR1) ZONE

(1) Subdivision Requirements

(a) The minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act*, and the average lot size which may be created under the Bare Land Strata Regulation shall be:

(i) 4 ha (9.88 ac) for "Area 1",

(ii) 2 ha (4.94 ac) for "Area 2", and

(iii) 8,000 m^2 (1.98 ac) for "Area 3",

as shown on Addendum "1" attached to and forming part of this Bylaw.

(b) Notwithstanding Paragraph (a), if the condition in Paragraph (c) has been fulfilled, the minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act*, and the average lot size which may be created under the Bare Land Strata Regulation shall be 8,000 m^2 (1.98 ac) provided that not more than 13 lots, other than lots necessary for the purposes mentioned in Section 35(1)(a), shall be subdivided within the combined areas of Areas 1, 2 and 3.

(c) As a condition under Section ~~904(2)(a)~~482 of the *Local Government ~~Municipal~~ Act*, Paragraph (b) applies only if not less than 18.36 ha (45.36 ac) of the parcels legally described as Parcel A (DD 384795-I), Section 114, Metchosin District, Except Part in Plan VIP65715 and Plan VIP65892 and Lot 30, Section 22, Metchosin District, Plan 23895, generally as shown within heavy bold line and ~~71aundre~~labelled as "Park" on Addendum "2", have been dedicated as park by deposit of a subdivision, reference or explanatory plan under Section 107 of the *Land Title Act*.

(d) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.

(e) Notwithstanding Paragraph (d), the minimum width of the access strip of a panhandle lot shall be 20 m (65.6').

(f) In the case of a panhandle lot, the minimum lot area shall be exclusive of the access strip.

(2) Permitted Uses

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Amenity Residential 1 (AR1) Zone:

(a) Accessory uses and buildings, subject to Section 31, including:
- (i) Boarding in a dwelling unit of not more than 4 persons
- (ii) Breeding kennel of not more than 10 dogs, subject to ~~Metchosin~~ Animal ~~Regulation and Impounding~~Control Bylaw including issuance of a kennel licence
- (iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
- (iv) The keeping of livestock, subject to Subsection (5)
- (v) ~~Secondary suite or detached secondary suite~~Accessory dwelling unit, subject to Section 23

(b) Principal Dwelling unit

(3) Density

(a) Only one~~1~~ principal dwelling unit is permitted per lot.

(b) Only one~~1 secondary suite or detached secondary suite~~ accessory dwelling unit is permitted per lot except that no ~~secondary suite or detached secondary suite~~ accessory dwelling unit shall be permitted on a lot which has more than 1 dwelling unit.

(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2).

(4) Lot Coverage

(a) The maximum lot coverage shall be 20% of the lot.

(5) Requirements for the Keeping of Livestock

For each 4,000 m^2 (.99 ac) of lot area or pro-rated portion thereof if less than 4,000 m^2 (.99 ac) of lot area, the keeping of livestock shall be limited to the following maximum numbers:

(a) (i) 2 horses or cattle, or

(ii) 8 pigs, sheep or goats, or

(iii) any combination of the above with 1 animal from Subparagraph (i) being the equivalent of 4 from Subparagraph (ii).

(b) in addition to Paragraph (a) above, 24 rabbits, game birds or poultry.

(6) Yard Requirements

(a) A front yard of not less than 7.5 m (24.6') shall be provided.

(b) Side yards of not less than 3 m (9.8') shall be provided.

(c) (i) A rear yard of not less than 10 m (32.8') shall be provided for a principal building.

(ii) A rear yard of not less than 3 m (9.8') shall be provided for an accessory building.

(d) Notwithstanding Paragraphs (a) through (c), buildings and structures:

(i) for a breeding kennel use or for the keeping of livestock shall be located not less than 30 (98.4') from the front lot line and not less than 15 m (49.2') from any other lot line.

(ii) For a detached secondary suite, or carriage house shall be located not less than 15 m (49.2') from any lot line.

(e) In addition, buildings and structures referred to in Paragraph (d) shall be located to the satisfaction of the Medical Health Officer in respect of all nearby wells or watercourses which in his opinion could suffer contamination therefrom.

(f) Notwithstanding Paragraphs (a) through (e), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

(7) Height of Buildings

(a) The height of a building or carriage house shall not exceed 10.5 m (34.5').

(b) Notwithstanding paragraph (a), the height of a detached secondary suite shall not exceed 8 m (26.2').

(8) Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

(9) Placement of Signs

The placement of signs shall comply with Part 8 of this Bylaw."

(10) Minimum Lot Area for Specific Uses

(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres).

57. RURAL RESIDENTIAL 1 (RR1) ZONE

(1) Subdivision Requirements

(a) The minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 4,000 m^2 (.99 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 4,000 m^2 (.99 ac), and no lot less than the average lot sizes shall be created by a strata plan.

(b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.

(c) Notwithstanding Paragraph (b), the minimum width of the access strip of a panhandle lot shall be 20 m (65.6').

(d) In the case of a panhandle lot, the minimum lot area shall be exclusive of the access strip.

(2) Permitted Uses

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Rural Residential 1 (RR1) Zone:

(a) Accessory uses and buildings, subject to Section 31, including:
  (i) Boarding in a dwelling unit of not more than 4 persons
  (ii) Breeding kennel of not more than 4 dogs, subject to ~~Metchosin Animal Regulation and Impounding~~Control Bylaw including issuance of a kennel licence
  (iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
  (iv) The keeping of livestock and bees, subject to Subsection (5)

(Bylaw 635)

  (v) ~~Secondary suite or detached secondary suite~~Accessory dwelling unit, subject to Section 23

(b) Principal Dwelling unit

(c) Communal Seniors Housing, subject to Section 24.1

(3) Density

(a) Only one~~1~~ principal dwelling unit or one communal seniors housing residence is permitted per lot.

(b) Only one~~1~~ ~~secondary suite or detached secondary suite~~ accessory dwelling unit is permitted per lot except that no ~~secondary suite or detached secondary suite~~ accessory dwelling unit shall be permitted on a lot which has more than one~~1~~ dwelling unit or a communal seniors housing residence.

(~~b~~c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2).

(4) Lot Coverage

(a) The maximum lot coverage shall be 20% of the lot.

(b) Notwithstanding Paragraph (a), where a lot is less than 930 m^2 (10,011 ft^2) in area, the maximum lot coverage shall be 186 m^2 (2,002 ft^2).

(5) Requirements for the Keeping of Livestock and Bees

(Bylaw 635)

For each 4,000 m^2 (.99 ac) of lot area or pro-rated portion thereof if less than 4,000 m^2 (.99 ac) of lot area, the keeping of livestock shall be limited to the following maximum numbers:

(a) (i) 2 horses or cattle, or

(ii) 8 pigs, sheep or goats, or

(iii) any combination of the above with 1 animal from Subparagraph (i) being the equivalent of 4 from Subparagraph (ii).

(b) in addition to Paragraph (a) above, 24 rabbits, game birds or poultry.

(c) in addition to Paragraphs (a) and (b) above, 15 beehives per 4,000 m^2 (0.99 acre) of lot area or pro-rated portion thereof.

(Bylaw 635)

(d) notwithstanding paragraph (c), where a lot is less than 4,000 m^2 (0.99 acres) in area, a maximum of 4 beehives is permitted.

(Bylaw 635)

(6) Yard Requirements

(a) A front yard of not less than 7.5 m (24.6') shall be provided.

(b) Side yards of not less than 3 m (9.8') shall be provided.

(c) (i) A rear yard of not less than 10 m (32.8') shall be provided for a principal building.

(ii) A rear yard of not less than 3 m (9.8') shall be provided for an accessory building.

(d) Notwithstanding Paragraphs (a) through (c), buildings and structures:

(i) for a breeding kennel use or for the keeping of livestock shall be located not less than 30 (98.4') from the front lot line and not less than 15 m (49.2') from any other lot line.

(ii) for a detached secondary suite, or carriage house shall be located not less than 15 m (49.2') from any lot line.

(e) In addition, buildings and structures referred to in Paragraph (d) shall be located to the satisfaction of the Medical Health Officer in respect of all nearby wells or watercourses which in his opinion could suffer contamination therefrom.

(f) Notwithstanding Paragraphs (a) through (e), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

(7) Height of Building

(a) The height of a building or carriage house shall not exceed 10.5 m (34.5').

(b) Notwithstanding paragraph (a), the height of a detached secondary suite shall not exceed 8 m (26.2').

(8) Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

(9) Placement of Signs

The placement of signs shall comply with Part 8 of this Bylaw.

(10) Minimum Lot Area for Specific Uses

(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres).

58. RURAL RESIDENTIAL 2 (RR2) ZONE

(1) Subdivision Requirements

(a) The minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 8,000 m^2 (1.98 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 8,000 m^2 (1.98 ac), and no lot less than the average lot size shall be created by a strata plan.

(b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.

(c) Notwithstanding Paragraph (b), the minimum width of the access strip of a panhandle lot shall be 20 m (65.6').

(d) In the case of a panhandle lot, the minimum lot area shall be exclusive of the access strip.

(2) Permitted Uses

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Rural Residential 2 (RR2) Zone:

(a) Accessory uses and buildings, subject to Section 31, including:
  (i) Boarding in a dwelling unit of not more than 4 persons
  (ii) Breeding kennel of not more than 10 dogs, subject to ~~Metchosin~~ Animal ~~Regulation and Impounding~~ Control Bylaw including issuance of a kennel licence
  (iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
  (iv) The keeping of livestock and bees, subject to Subsection (5)

(Bylaw 635)

  (v) ~~Secondary suite or detached secondary suite~~Accessory dwelling unit, subject to Section 23

(b) Principal Dwelling unit

(c) Communal Seniors Housing, subject to Section 24.1

(3) Density

(a) Only one~~1~~ principal dwelling unit or one communal seniors housing residence is permitted per lot.

(b) Only one~~1 secondary suite or detached secondary suite~~ accessory dwelling unit is permitted per lot except that no ~~secondary suite or detached secondary suite~~ accessory dwelling unit shall be permitted on a lot which has more than one~~1~~ dwelling unit or a communal seniors housing residence.

(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2).

(4) Lot Coverage

(a) The maximum lot coverage shall be 20% of the lot.

(b) Notwithstanding Paragraph (a), where a lot is less than 930 m^2 (10,011 ft^2) in area, the maximum lot coverage shall be 186 m^2 (2,002 ft^2).

(5) Requirements for the Keeping of Livestock and Bees

(Bylaw 635)

For each 4,000 m^2 (.99 ac) of lot area or pro-rated portion thereof if less than 4,000 m^2 (.99 ac) of lot area, the keeping of livestock shall be limited to the following maximum numbers:

(a) (i) 2 horses or cattle, or

(ii) 8 pigs, sheep or goats, or

(iii) any combination of the above with 1 animal from Subparagraph (i) being the equivalent of 4 from Subparagraph (ii).

(b) in addition to Paragraph (a) above, 24 rabbits, game birds or poultry.

(c) in addition to Paragraphs (a) and (b) above, 15 beehives per 4,000 m^2 (0.99 acre) of lot area or pro-rated portion thereof.

(Bylaw 635)

(d) notwithstanding paragraph (c), where a lot is less than 4,000 m^2 (0.99 acres) in area, a maximum of 4 beehives is permitted.

(Bylaw 635)

(6) Yard Requirements

(a) A front yard of not less than 7.5 m (24.6') shall be provided.

(b) Side yards of not less than 3 m (9.8') shall be provided.

(c) (i) A rear yard of not less than 10 m (32.8') shall be provided for a principal building.

(ii) A rear yard of not less than 3 m (9.8') shall be provided for an accessory building.

(d) Notwithstanding Paragraphs (a) through (c), buildings and structures:

(i) for a breeding kennel use or for the keeping of livestock shall be located not less than 30 (98.4') from the front lot line and not less than 15 m (49.2') from any other lot line.

(ii) for a detached secondary suite, or carriage house shall be located not less than 15 m (49.2') from any lot line.

(e) In addition, buildings and structures referred to in Paragraph (d) shall be located to the satisfaction of the Medical Health Officer in respect of all nearby wells or watercourses which in his opinion could suffer contamination therefrom.

(f) Notwithstanding Paragraphs (a) through (e), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

(7) Height of Buildings

(a) The height of a building or carriage house shall not exceed 10.5 m (34.5').

(b) Notwithstanding paragraph (a), the height of a detached secondary suite shall not exceed 8 m (26.2').

(8) Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

(9) Placement of Signs

The placement of signs shall comply with Part 8 of this Bylaw.

(10) Minimum Lot Area for Specific Uses

(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres).

59. RURAL RESIDENTIAL 3 (RR3) ZONE

(1) Subdivision Requirements

(a) The minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 8,000 m^2 (1.98 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 8,000 m^2 (1.98 ac), and no lot less than the average lot size shall be created by a strata plan.

(b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.

(c) Notwithstanding Paragraph (b), the minimum width of the access strip of a panhandle lot shall be 20 m (65.6').

(d) In the case of a panhandle lot, the minimum lot area shall be exclusive of the access strip.

(2) Permitted Uses

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Rural Residential 3 (RR3) Zone:

(a) Accessory uses and buildings, subject to Section 31

(b) Boarding or breeding kennel, subject to the ~~Metchosin~~ Animal ~~Regulation and Impounding~~Control Bylaw including issuance of a kennel licence

(c) Principal Dwelling unit
Accessory uses and buildings permitted only with a principal dwelling unit including:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(iii) The keeping of livestock and bees, subject to Subsection (5)
(Bylaw 635)
(iv) ~~Secondary suite or detached secondary suite~~Accessory dwelling unit, subject to Section 23

(d) Communal Seniors Housing, subject to Section 24.1

(3) Density

(a) Only one~~1~~ principal dwelling unit or one communal seniors housing residence is permitted per lot.

(b) Only one~~1~~ ~~secondary suite or detached secondary suite~~accessory dwelling unit is permitted per lot except that no ~~secondary suite or detached secondary suite~~ accessory dwelling unit shall be permitted on a lot which has more than one~~1~~ dwelling unit or a communal seniors housing residence.

(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2).

(4) Lot Coverage

(a) The maximum lot coverage shall be 20% of the lot.

(b) Notwithstanding Paragraph (a), where a lot is less than 930 m^2 (10,011 ft^2) in area, the maximum lot coverage shall be 186 m^2 (2,002 ft^2).

(5) Requirements for the Keeping of Livestock and Bees

(Bylaw 635)

For each 4,000 m^2 (.99 ac) of lot area or pro-rated portion thereof if less than 4,000 m^2 (.99 ac) of lot area, the keeping of livestock shall be limited to the following maximum numbers:

(a) (i) 2 horses or cattle, or

(ii) 8 pigs, sheep or goats, or

(iii) any combination of the above with 1 animal from Subparagraph (i) being the equivalent of 4 from Subparagraph (ii).

(b) in addition to Paragraph (a) above, 24 rabbits, game birds or poultry.

(c) in addition to Paragraphs (a) and (b) above, 15 beehives per 4,000 m^2 (0.99 acre) of lot area or pro-rated portion thereof.

(Bylaw 635)

(d) notwithstanding paragraph (c), where a lot is less than 4,000 m^2 (0.99 acres) in area, a maximum of 4 beehives is permitted.

(Bylaw 635)

(6) Yard Requirements

(a) A front yard of not less than 7.5 m (24.6') shall be provided.

(b) Side yards of not less than 3 m (9.8') shall be provided.

(c) (i) A rear yard of not less than 10 m (32.8') shall be provided for a principal building.

(ii) A rear yard of not less than 3 m (9.8') shall be provided for an accessory building.

(d) Notwithstanding Paragraphs (a) through (c), buildings and structures:

(i) for a breeding kennel use or for the keeping of livestock shall be located not less than 30 (98.4') from the front lot line and not less than 15 m (49.2') from any other lot line.

(ii) for a detached secondary suite, or carriage house shall be located not less than 15 m (49.2') from any lot line.

(e) In addition, buildings and structures referred to in Paragraph (d) shall be located to the satisfaction of the Medical Health Officer in respect of all nearby wells or watercourses which in his opinion could suffer contamination therefrom.

(f) Notwithstanding Paragraphs (a) through (e), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

(7) Height of Buildings

(a) The height of a building or carriage house shall not exceed 10.5 m (34.5').

(b) Notwithstanding paragraph (a), the height of a detached secondary suite shall not exceed 8 m (26.2').

(8) Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

(9) Placement of Signs

The placement of signs shall comply with Part 8 of this Bylaw.

(10) Minimum Lot Area for Specific Uses

(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres).

60. RURAL RESIDENTIAL 4 (RR4) ZONE (ALR)

(1) Subdivision Requirements

(a) The minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 8,000 m^2 (1.98 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 8,000 m^2 (1.98 ac), and no lot less than the average lot size shall be created by a strata plan.

(b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.

(c) Notwithstanding Paragraph (b), the minimum width of the access strip of a panhandle lot shall be 20 m (65.6').

(d) In the case of a panhandle lot, the minimum lot area shall be exclusive of the access strip.

(2) Permitted Uses

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Rural Residential 4 (RR4) Zone (ALR):

(a) Accessory uses and buildings, subject to Section 31
(b) Agriculture, subject to Subsection (5)
(c) Principal Dwelling unit
Accessory uses and buildings permitted only with a principal dwelling unit including:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Breeding kennel of not more than 10 dogs, subject to ~~Metchosin~~ Animal ~~Regulation and Impoundin~~Controlg Bylaw including issuance of a kennel licence
(iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(iv) ~~Secondary suite or detached secondary suite~~Accessory dwelling unit, subject to Section 23
(c) Illuminated Greenhouses

(Bylaw 636)

(3) Density

(a) Only one~~1~~ principal dwelling unit is permitted per lot.

(b) On lots less than 0.8 hectares (1.98 acres), only one secondary suite is permitted per lot. On lots 0.8 hectares (1.98 acres) or greater, one secondary suite and one detached accessory dwelling in the form of a detached secondary suite or carriage house is permitted per lot. ~~Only 1 secondary suite or detached secondary suite is permitted per lot except that no secondary suite or detached secondary suite shall be permitted on a lot which has more than 1 dwelling unit~~.

(c) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2).

(4) Lot Coverage

(a) The maximum lot coverage shall be 20% of the lot.

(b) Notwithstanding Paragraph (a), where a lot is less than 930 m^2 (10,011 ft^2) in area, the maximum lot coverage shall be 186 m^2 (2,002 ft^2).

(5) Non-Conforming Lots – Keeping of Livestock and Bees

(Bylaw 635)

For each 4,000 m^2 (.99 ac) of lot area or pro-rated portion thereof if less than 4,000 m^2 (.99 ac) of lot area, the keeping of livestock shall be limited to the following maximum numbers:

(a) (i) 2 horses or cattle, or

(ii) 8 pigs, sheep or goats, or

(iii) any combination of the above with 1 animal from Subparagraph (i) being the equivalent of 4 from Subparagraph (ii).

(b) in addition to Paragraph (a) above, 24 rabbits, game birds or poultry.

(c) in addition to Paragraphs (a) and (b) above, 15 beehives per 4,000 m^2 (0.99 acre) of lot area or pro-rated portion thereof.

(Bylaw 635)

(d) notwithstanding paragraph (c), where a lot is less than 4,000 m^2 (0.99 acres) in area, a maximum of 4 beehives is permitted.

(Bylaw 635)

(6) Yard Requirements

(a) A front yard of not less than 7.5 m (24.6') shall be provided.

(b) Side yards of not less than 3 m (9.8') shall be provided.

(c) (i) A rear yard of not less than 10 m (32.8') shall be provided for a principal building.

(ii) A rear yard of not less than 3 m (9.8') shall be provided for an accessory building.

(d) Notwithstanding Paragraphs (a) through (c), buildings and structures:

(i) for a breeding kennel use or for the keeping of livestock shall be located not less than 30 (98.4') from the front lot line and not less than 15 m (49.2') from any other lot line.

(ii) for a detached secondary suite, or carriage house shall be located not less than 15 m (49.2') from any lot line.

(e) In addition, buildings and structures referred to in Paragraph (d) shall be located to the satisfaction of the Medical Health Officer in respect of all nearby wells or watercourses which in his opinion could suffer contamination therefrom.

(f) Notwithstanding Paragraphs (a) through (e), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

(7) Height of Buildings

(a) The height of a building or carriage house shall not exceed 10.5 m (34.5').

(b) Notwithstanding paragraph (a), the height of a detached secondary suite shall not exceed 8 m (26.2').

(8) Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

(9) Placement of Signs

The placement of signs shall comply with Part 8 of this Bylaw.

(10) *Agricultural Land Commission Act*

No provision of this Bylaw shall be interpreted as superseding the intent of the *Agricultural Land Commission Act* that all lands except those exempted under Section 19 of that Act or a General Order of the Agricultural Land Commission are subject to the provisions of the *Agricultural Land Commission Act*, Regulations thereto and Orders of the Commission (thereby not permitting the subdivision of land or the development of new non-farm uses unless approved by the Agricultural Land Commission).

(11) Minimum Lot Area for Specific Uses

(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres).

Information Note: *As of February 22, 2019 the Agricultural Land Commission Act was amended to limit the maximum size of the principal residence to 500 m2, with or without a secondary suite. Any proposal to increase the permitted size must be approved by the Agricultural Land Commission for a non-adhering residential use. This information note is provided for convenience only and proponents should review the Agricultural Land Commission regulations, as may be amended from time to time.*

61. COMMERCIAL 1 (C1) ZONE

(1) Subdivision Requirements

(a) The minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 1,800 m^2 (.44 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 1,800 m^2 (.44 ac), and no lot less than the average lot size shall be created by a strata plan.

(b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.

(c) Panhandle lots are not permitted.

(2) Permitted Uses

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Commercial 1 (C1) Zone:

(a) Accessory uses and buildings, subject to Section 31
(b) Animal hospital
(c) Appliance repair shop
(d) Automotive Service Station
(e) Bakery, not exceeding a total of 200 m^2 (2,153 ft^2) of floor area
(f) Bank
(g) Dwelling unit
(h) Garden Centre
(i) Office
(j) Personal service establishment, including but without limiting the generality of the foregoing, barber shop, beauty parlour, 87aundromat (automatic self-service only), optical or watch repair shop, and shoe repair
(k) Photographic studio
(l) Post office
(m) Premises licensed pursuant to the *Liquor Control and Licensing Act*
(n) Printing, publishing and bookbinding
(o) Private club and lodge
(p) Public assembly and entertainment use, including but without limiting the generality of the foregoing, auditorium, billiard and pool hall, bowling alley
(q) Restaurant
(r) Retail store
(s) Taxi office

(3) Density

(a) Only 1 dwelling unit is permitted per lot.

(b) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2).

(4) Lot Coverage

61. COMMERCIAL 1 (C1) ZONE (CONT.)

The maximum lot coverage shall be 50% of the first 1,800 m^2 (.44 ac) of lot area and 20% of the remainder of lot area.

(5) Yard Requirements

(a) A front yard of not less than 7.5 m (24.6') shall be provided.

(b) (i) Except as otherwise provided in Subsection (5), side yards of not less than 3 m (9.8') shall be provided.

(ii) Where a lot abuts a lot in an Agricultural, Rural, or Rural Residential Zone, side yards of not less than 6 m (19.7') shall be provided.

(iii) On a corner lot, the side yard which adjoins a flanking street shall not be less than 7.5 m (24.6').

(c) A rear yard of not less than 7.5 m (24.6') shall be provided.

(d) An accessory building on a corner lot shall not be located closer to the front lot line or to a flanking street than the principal building on the same lot.

(e) Notwithstanding Paragraphs (a) through (d), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

(6) Height of Buildings

The height of a building shall not exceed 10.5 m (34.5').

(7) Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

(8) Placement of Signs

The placement of signs shall comply with Part 8 of this Bylaw.

62. COMMERCIAL 2 (C2) ZONE (ALR)

(1) Subdivision Requirements

(a) The minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 1,800 m^2 (.44 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 1,800 m^2 (.44 ac), and no lot less than the average lot size shall be created by a strata plan.

(b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.

(c) Panhandle lots are not permitted.

(2) Permitted Uses

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Commercial 2 (C2) Zone (ALR):

(a) Accessory uses and buildings, subject to Section 31
(b) Animal hospital
(c) Appliance repair shop
(d) Automotive Service Station
(e) Bakery, not exceeding a total of 200 m^2 (2,153 ft^2) of floor area
(f) Bank
(g) Dwelling unit.
Accessory uses and building permitted only with a dwelling unit:
(i) ~~Secondary suite or detached secondary suite~~Accessory dwelling unit, subject to Section 23
(h) Garden Centre
(i) Office
(j) Personal service establishment, including but without limiting the generality of the foregoing, barber shop, beauty parlour, ~~89~~laundromat (automatic self-service only), optical or watch repair shop, and shoe repair
(k) Photographic studio
(l) Post office
(m) Premises licensed pursuant to the *Liquor Control and Licensing Act*
(n) Printing, publishing and bookbinding
(o) Private club and lodge
(p) Public assembly and entertainment use, including but without limiting the generality of the foregoing, auditorium, billiard and pool hall, bowling alley
(q) Restaurant
(r) Retail store
(s) Taxi office
(t) Farm equipment sales

(3) Density

(a) Only one~~1~~ dwelling unit is permitted per lot.

(b) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2).

(c) ~~C~~Only one~~1~~ ~~secondary suite or detached secondary suite~~ accessory dwelling unit is permitted per lot except that no ~~secondary suite or detached secondary suite~~ accessory dwelling unit shall be permitted on a lot which has more than one~~1~~ dwelling unit.

(4) Lot Coverage

The maximum lot coverage shall be 50% of the first 1,800 m^2 (.44 ac) of lot area and 20% of the remainder of lot area.

(5) Yard Requirements

(a) A front yard of not less than 7.5 m (24.6') shall be provided.

(b) (i) Except as otherwise provided in Subsection (5), side yards of not less than 3 m (9.8') shall be provided.

(ii) Where a lot abuts a lot in an Agricultural, Rural, or Rural Residential Zone, side yards of not less than 6 m (19.7') shall be provided.

(iii) On a corner lot, a side yard which adjoins a flanking street shall not be less than 7.5 m (24.6').

(c) A rear yard of not less than 7.5 m (24.6') shall be provided.

(d) An accessory building on a corner lot shall not be located closer to the front lot line or to a flanking street than the principal building on the same lot.

(e) Notwithstanding Paragraphs (a) through (d), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

(6) Height of Buildings

(a) The height of a building and a carriage house shall not exceed 10.5 m (34.5').

(b) Notwithstanding paragraph (a), the height of a detached secondary suite shall not exceed 8 m (26.2').

(7) Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

(8) Placement of Signs

The placement of signs shall comply with Part 8 of this Bylaw.

(9) *Agricultural Land Commission Act*

No provision of this Bylaw shall be interpreted as superseding the intent of the *Agricultural Land Commission Act* that all lands except those exempted under Section 19 of that Act or a General Order of the Agricultural Land Commission are subject to the provisions of the *Agricultural Land Commission Act*, Regulations thereto and Orders of the Commission (thereby not permitting the subdivision of land or the development of new non-farm uses unless approved by the Agricultural Land Commission).

(10) Minimum Lot Area for Specific Uses

(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres).

63. COMMERCIAL RECREATION 1 (CR1) ZONE

(1) Subdivision Requirements

(a) The minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 2 ha (4.94 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 2 ha (4.94 ac), and no lot less than the average lot size shall be created by a strata plan.

(b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.

(c) Panhandle lots are not permitted.

(2) Permitted Uses

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Commercial Recreation 1 (CR1) Zone:

(a) Accessory uses and buildings, subject to Section 31
(b) Campsite
(c) Dwelling unit
Accessory uses and buildings permitted only with a dwelling unit including:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) ~~Secondary suite or detached secondary suite~~Accessory dwelling unit, subject to Section 23
(d) Marina
(e) Miniature golf course
Accessory use permitted with a Miniature Golf Course only
(i) Concession/Souvenir Stand
(f) Manufactured home park
(g) Premises licensed pursuant to the *Liquor Control and Licensing Act*
(h) Recreational cabin
(i) Restaurant
(j) Riding stable

(3) Density

(a) Only one~~1~~ dwelling unit is permitted per lot.

(b) There shall be only one~~1 secondary suite or detached secondary suite~~accessory dwelling unit per lot.

(c) The maximum density of a campsite, recreational cabin and manufactured home park use shall not exceed 1 unit per 675 m^2 (7,266 ft^2) of lot area except where an ~~secondary suite or a detached secondary suite~~ accessory dwelling unit is located on a lot, the permitted number of units shall be reduced by 1 unit.

(d) Secondary suites and boarding uses are not permitted in manufactured homes located within a manufactured home park.

(e) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2).

(4) Lot Coverage

(a) The maximum lot coverage shall be 30% of the lot.

(b) Subject to Subsection (6), manufactured homes within a manufactured home park and recreational cabins on a lot shall be sited so that each recreational cabin or manufactured home, as the case may be, is separated from all others by a minimum of 14 m (46 ft) measured from all points along the exterior walls of the recreational cabins or manufactured home or the boundary of the campsite.

(5) Condition of Use

No person shall occupy a campsite or recreational cabin for more than a total of 6 months in a calendar year.

(6) Yard Requirements

(a) A front yard of not less than 7.5 m (24.6') shall be provided.

(b) (i) Side yards of not less than 6 m (19.7') shall be provided.

(ii) On a corner lot, a side yard which adjoins a flanking street shall not be less than 7.5 m (24.6').

(c) A rear yard of not less than 10 m (32.8') shall be provided.

(d) Notwithstanding Paragraphs (a) through (c), buildings and structures associated with a riding stable and required for sheltering horses, shall be located not less than 30 m (98.4') from a front lot line and not less than 15 m (49.2') from any other lot line.

(e) In addition, buildings and structures referred to in Paragraph (d) shall be located to the satisfaction of the Medical Health Officer in respect of all nearby wells or watercourses which in his opinion could suffer contamination therefrom.

(f) Notwithstanding Paragraphs (a) through (e), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

(g) Notwithstanding paragraphs (a) through (f) buildings and structures for a detached secondary suite, or carriage house shall be located not less than 15 m (49.2') from any lot line."

(7) Height of Buildings

(a) The height of a building or carriage house shall not exceed 10.5 m (34.5').

(b) Notwithstanding paragraph (a), the height of a detached secondary suite shall not exceed 8 m (26.2').

(8) Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

(9) Placement of Signs

The placement of signs shall comply with Part 8 of this Bylaw.

(10) Minimum Lot Area for Specific Uses

(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres).

64. COMMERCIAL RECREATION 2 (CR2) ZONE

(1) Subdivision Requirements

(a) The minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 4 ha (9.88 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 4 ha (9.88 ac), and no lot less than the average lot size shall be created by a strata plan.

(b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.

(c) Panhandle lots are not permitted.

(2) Permitted Uses

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Commercial Recreation 2 (CR2) Zone:

(a) Accessory uses and buildings, subject to Section 31
(b) Agriculture
(c) Dwelling Unit
Accessory uses and buildings permitted only with a dwelling unit including:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(iii) ~~Secondary suite or detached secondary suite~~Accessory dwelling unit, subject to Section 23
(d) Golf Course – Class A
Accessory uses and buildings permitted only with a Class A Golf Course:
(i) Clubhouse including the following:
1) Restaurant
2) Premises licensed pursuant to the *Liquor Control and Licensing Act*
3) Golf Pro Shop
4) Meeting Rooms
(ii) Concession Stand
(iii) Course Maintenance Buildings
(iv) Course Pump Houses
(v) Course Storage Buildings
(vi) Course Toilets
(e) Golf Course – Class B
Accessory uses and buildings permitted only with a Class B Golf Course:
(i) Restaurant
(ii) Concession Stand
(iii) Golf Pro Shop
(f) Miniature Golf Course
Accessory use and building permitted only with a Miniature Golf Course:
(i) Concession/Souvenir Stand
(g) Riding Stable

(3) Density

(a) Only one~~1~~ dwelling unit is permitted per lot.

(b) Only one~~1 secondary suite or detached secondary suite~~ accessory dwelling unit is permitted per lot except that no ~~secondary suite or detached secondary suite~~ accessory dwelling unit shall be permitted on a lot which has more than one~~1~~ dwelling unit.

(c) Except for accessory buildings required for a Golf Course – Class A use or for a Golf Course – Class B use, the gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2).

(4) Lot Coverage

The maximum lot coverage shall be the lesser of 7,432 m^2 or 5% of the first 4 ha (9.88 ac) of the lot and 1% of the remaining area of the lot.

(5) Yard Requirements

(a) A front yard of not less than 7.5 m (24.6') shall be provided.

(b) (i) Side yards of not less than 6 m (19.7') shall be provided.

(ii) On a corner lot, a side yard which adjoins a flanking street shall not be less than 7.5 m (24.6').

(c) A rear yard of not less than 10 m (32.8') shall be provided.

(d) Notwithstanding Paragraphs (a) through (c), buildings and structures for the keeping of livestock or other farm animals, or for an agriculture use shall be located not less than 30 m (98.4') from the front lot line and not less than 15 m (49.2') from any other lot line.

(e) In addition, buildings and structures referred to in Paragraph (d) shall be located to the satisfaction of the Medical Health Officer in respect of all nearby wells or watercourses which in his opinion could suffer contamination therefrom.

(f) Notwithstanding Paragraphs (a) through (e), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

(g) Notwithstanding paragraphs (a) through (f) buildings and structures for a detached secondary suite, or carriage house shall be located not less than 15 m (49.2') from any lot line."

(6) Height of Buildings

(a) The height of a building or carriage house shall not exceed 10.5 m (34.5').

(b) Notwithstanding paragraph (a), the height of a detached secondary suite shall not exceed 8 m (26.2').

(7) Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

(8) Placement of Signs

The placement of signs shall comply with Part 8 of this Bylaw.

(9) Minimum Lot Area for Specific Uses

(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres).

65. COMMERCIAL RECREATION 3 (CR3) ZONE

(1) Subdivision Requirements

(a) The minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 2 ha (4.94 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 2 ha (4.94 ac), and no lot less than the average lot size shall be created by a strata plan.

(b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.

(c) Panhandle lots are not permitted.

(2) Permitted Uses

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Commercial Recreation 3 (CR3) Zone:

(a) Accessory uses and buildings, subject to Section 31
(b) Agriculture
(c) Dwelling Unit
Accessory uses and buildings permitted only with a dwelling unit including but not limited to:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(iii) ~~Secondary suite or detached secondary suite~~Accessory dwelling unit, subject to Section 23
(d) Golf Course – Class A
Accessory uses and buildings permitted only with a Class A Golf Course:
(i) Clubhouse including the following:
1) Restaurant
2) Premises licensed pursuant to the *Liquor Control and Licensing Act*
3) Golf Pro Shop
4) Meeting Rooms
(ii) Concession Stand
(iii) Course Maintenance Buildings
(iv) Course Pump Houses
(v) Course Storage Buildings
(vi) Course Toilets
(e) Golf Course – Class B
Accessory uses and buildings permitted only with a Class B Golf Course:
(i) Restaurant
(ii) Concession Stand
(iii) Golf Pro Shop
(f) Miniature Golf Course
Accessory use and building permitted only with a Miniature Golf Course:
(i) Concession/Souvenir Stand
(g) Riding Stable

(3) Density

(a) Only one~~1~~ dwelling unit is permitted per lot.

(b) Only one~~1 secondary suite or detached secondary suite~~ accessory dwelling unit is permitted per lot except that no ~~secondary suite or detached secondary suite~~ accessory dwelling unit shall be permitted on a lot which has more than one~~1~~ dwelling unit.

(c) Except for accessory buildings required for a Golf Course – Class A use or for a Golf Course – Class B use, the gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2).

(4) Lot Coverage

The maximum lot coverage shall be the lesser of 7,432 m^2 or 5% of the first 4 ha (9.88 ac) of the lot and 1% of the remaining area of the lot.

(5) Yard Requirements

(a) A front yard of not less than 7.5 m (24.6') shall be provided.

(b) (i) Side yards of not less than 6 m (19.7') shall be provided.

(ii) On a corner lot, a side yard which adjoins a flanking street shall not be less than 7.5 m (24.6').

(c) A rear yard of not less than 10 m (32.8') shall be provided.

(d) Notwithstanding Paragraphs (a) through (c), buildings and structures for the keeping of livestock or other farm animals, or for an agriculture use shall be located not less than 30 m (98.4') from the front lot line and not less than 15 m (49.2') from any other lot line.

(e) In addition, buildings and structures referred to in Paragraph (d) shall be located to the satisfaction of the Medical Health Officer in respect of all nearby wells or watercourses which in his opinion could suffer contamination therefrom.

(f) Notwithstanding Paragraphs (a) through (e), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

(g) Notwithstanding paragraphs (a) through (f) buildings and structures for a detached secondary suite, or carriage house shall be located not less than 15 m (49.2') from any lot line."

(6) Height of Buildings

(a) The height of a building or carriage house shall not exceed 10.5 m (34.5').

(b) Notwithstanding paragraph (a), the height of a detached secondary suite shall not exceed 8 m (26.2').

(7) Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

(8) Placement of Signs

The placement of signs shall comply with Part 8 of this Bylaw.

(9) Minimum Lot Area for Specific Uses

(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres).

66. COMMERCIAL RECREATION 4 (CR4) ZONE (ALR)

(1) Subdivision Requirements

(a) The minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 4 ha (9.88 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 4 ha (9.88 ac), and no lot less than the average lot size shall be created by a strata plan.

(b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.

(c) Panhandle lots are not permitted.

(2) Permitted Uses

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Commercial Recreation 4 (CR4) Zone (ALR):

(a) Accessory uses and buildings, subject to Section 31
(b) Agriculture
(c) Dwelling Unit
Accessory uses and buildings permitted only with a dwelling unit including but not limited to:
(i) Boarding in a dwelling unit of not more than 4 persons
(ii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
(iii) ~~Secondary suite or detached secondary suite~~Accessory dwelling unit, subject to Section 23
(d) Golf Course – Class A
Accessory uses and buildings permitted only with a Class A Golf Course:
(i) Clubhouse including the following:
1) Restaurant
2) Premises licensed pursuant to the *Liquor Control and Licensing Act*
3) Golf Pro Shop
4) Meeting Rooms
(ii) Concession Stand
(iii) Course Maintenance Buildings
(iv) Course Pump Houses
(v) Course Storage Buildings
(vi) Course Toilets
(e) Golf Course – Class B
Accessory uses and buildings permitted only with a Class B Golf Course:
(i) Restaurant
(ii) Concession Stand
(iii) Golf Pro Shop
(f) Miniature Golf Course
Accessory use and building permitted only with a Miniature Golf Course:
(i) Concession/Souvenir Stand
(g) Riding Stable
(h) Illuminated Greenhouses

(Bylaw 636)

(3) Density

(a) Only one~~1~~ dwelling unit is permitted per lot.

(b) Only one~~1~~ ~~secondary suite or detached secondary suite~~ accessory dwelling unit is permitted per lot except that no ~~secondary suite or detached secondary suite~~ accessory dwelling unit shall be permitted on a lot which has more than one~~1~~ dwelling unit.

(c) Except for accessory buildings required for a Golf Course – Class A use or for a Golf Course – Class B use, the gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2).

(4) Lot Coverage

The maximum lot coverage shall be the lesser of 7,432 m^2 or 5% of the first 4 ha (9.88 ac) of the lot and 1% of the remaining area of the lot.

(5) Yard Requirements

(a) A front yard of not less than 7.5 m (24.6') shall be provided.

(b) (i) Side yards of not less than 6 m (19.7') shall be provided.

(ii) On a corner lot, a side yard which adjoins a flanking street shall not be less than 7.5 m (24.6').

(c) A rear yard of not less than 10 m (32.8') shall be provided.

(d) Notwithstanding Paragraphs (a) through (c), buildings and structures for the keeping of livestock or other farm animals, or for an agriculture use shall be located not less than 30 m (98.4') from the front lot line and not less than 15 m (49.2') from any other lot line.

(e) In addition, buildings and structures referred to in Paragraph (d) shall be located to the satisfaction of the Medical Health Officer in respect of all nearby wells or watercourses which in his opinion could suffer contamination therefrom.

(f) Notwithstanding Paragraphs (a) through (e), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

(g) Notwithstanding paragraphs (a) through (f) buildings and structures for a detached secondary suite, or carriage house shall be located not less than 15 m (49.2') from any lot line."

(6) Height of Buildings

(a) The height of a building or carriage house shall not exceed 10.5 m (34.5').

(7) Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

(8) Placement of Signs

The placement of signs shall comply with Part 8 of this Bylaw.

(10) Minimum Lot Area for Specific Uses

(a) The minimum lot area required for a detached secondary suite or carriage house use is 0.8 ha (1.98 acres).

(9) ***Agricultural Land Commission Act***

No provision of this Bylaw shall be interpreted as superseding the intent of the *Agricultural Land Commission Act* that all lands except those exempted under Section 19 of that Act or a General Order of the Agricultural Land Commission are subject to the provisions of the *Agricultural Land Commission Act*, Regulations thereto and Orders of the Commission (thereby not permitting the subdivision of land or the development of new non-farm uses unless approved by the Agricultural Land Commission).

68. INDUSTRIAL 1 (M1) ZONE

(1) Subdivision Requirements

(a) The minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 4 ha (9.88 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 4 ha (9.88 ac), and no lot less than the average lot size shall be created by a strata plan.

(b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.

(c) Panhandle lots are not permitted.

(2) Permitted Uses

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Industrial 1 (M1) Zone:

(a) Accessory uses and buildings, subject to Section 31
(b) Dwelling unit
(c) Sawmill, shakemill and accessory lumber sales

(3) Density

(a) Only 1 dwelling unit is permitted per lot.

(b) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2).

(4) Lot Coverage

The maximum lot coverage shall be 20% of the lot.

(5) Yard Requirements

(a) For any principal or accessory building associated with sawmill, shakemill, or accessory lumber sales use:

(i) A front yard of not less than 15 m (49.2') shall be provided.

(ii) Side yards of not less than 15 m (49.2') shall be provided.

(iii) A rear yard of not less than 20 m (65.6') shall be provided.

(b) For any building associated with dwelling unit use:

(i) A front yard of not less than 7.5 m (24.6') shall be provided.

(ii) Side yards of not less than 3 m (9.8') shall be provided.

(iii) 1) A rear yard of not less than 10 m (32.8') shall be provided for a principal building.

2) A rear yard of not less than 3 m (9.8') shall be provided for an accessory building.

(c) Notwithstanding Paragraphs (a) and (b), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

(6) Height of Building

The height of a building shall not exceed 10.5 m (34.5').

(7) Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

(8) Placement of Signs

The placement of signs shall comply with Part 8 of this Bylaw.

69. INDUSTRIAL 2 (M2) ZONE (ALR)

(1) Subdivision Requirements

(a) The minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 2 ha (4.94 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 2 ha (4.94 ac), and no lot less than the average lot size shall be created by a strata plan.

(b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.

(c) Panhandle lots are not permitted.

(2) Permitted Uses

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Industrial 2 (M2) Zone (ALR):

(a) Accessory uses and buildings, subject to Section 31
(b) Agriculture
(c) Dwelling unit
(d) Precast concrete products manufacturing and the wholesale distribution of said products
(f) Illuminated Greenhouses

(Bylaw 636)

(3) Density

(a) Only 1 dwelling unit is permitted per lot.

(b) The gross floor area of an accessory building shall not exceed 200 m^2 (2,153 ft^2).

(4) Lot Coverage

The maximum lot coverage shall be 10% of the lot.

(5) Yard Requirements

(a) For any principal or accessory building associated with precast concrete products manufacturing or the wholesale distribution of said products:

(i) A front yard of not less than 15 m (49.2') shall be provided.

(ii) Side yards of not less than 15 m (49.2') shall be provided.

(iii) A rear yard of not less than 20 m (65.6') shall be provided.

(b) For any building associated with agricultural or dwelling unit use:

(i) A front yard of not less than 7.5 m (24.6') shall be provided.

(ii) Side yards of not less than 3 m (9.8') shall be provided.

(iii) 1) A rear yard of not less than 10 m (32.8') shall be provided for a principal building.

2) A rear yard of not less than 3 m (9.8') shall be provided for an accessory building.

(c) Notwithstanding Paragraph (b), buildings and structures for the keeping of livestock or other farm animals, or for an agriculture use shall be located not less than 30 m (98.4') from the front lot line and not less than 15 m (49.2') from any other lot line.

(d) In addition, buildings and structures referred to in Paragraph © shall be located to the satisfaction of the Medical Health Officer in respect of all nearby wells or watercourses which in his opinion could suffer contamination therefrom.

(e) Notwithstanding Paragraphs (a) through (d), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

(6) Height of Building

The height of a building shall not exceed 10.5 m (34.5').

(7) Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

(8) Placement of Signs

The placement of signs shall comply with Part 8 of this Bylaw.

(9) *Agricultural Land Commission Act*

No provision of this Bylaw shall be interpreted as superseding the intent of the *Agricultural Land Commission Act* that all lands except those exempted under Section 19 of that Act or a General Order of the Agricultural Land Commission are subject to the provisions of the *Agricultural Land Commission Act*, Regulations thereto and Orders of the Commission (thereby not permitting the subdivision of land or the development of new non-farm uses unless approved by the Agricultural Land Commission).

70. COMMUNITY INSTITUTIONAL 1 (P1) ZONE

(1) Subdivision Requirements

(a) The minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 4 ha (9.88 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 4 ha (9.88 ac), and no lot less than the average lot size shall be created by a strata plan.

(b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.

(c) Notwithstanding Paragraph (b), the minimum width of the access strip of a panhandle lot shall be 20 m (65.6').

(d) In the case of a panhandle lot, the minimum lot area shall be exclusive of the access strip.

(2) Permitted Uses

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Community Institutional 1 (P1) Zone:

(a) Accessory uses and buildings, subject to Section 31
(b) Assembly
(c) Church
(d) Civic use
(e) Community care facility
(f) Dwelling unit
(g) Hospital
(h) Personal care
(i) School

(2.1) Notwithstanding Section 70(2), the following uses only are permitted on lands legally described as Parcel E (DD 43589-I) Section 74, Metchosin District:

(a) Accessory uses and buildings, subject to Section 31
(b) Day Care
© Dwelling Unit
(d) Preschool
(e) School

(3) Density

(a) Only 1 dwelling unit is permitted per lot.

(b) Notwithstanding Paragraph (a), a college or university may provide the following accommodation on a lot:

(i) dormitories to house not more than 300 students; and

(ii) not more than 20 dwelling units for faculty members.

(4) Lot Coverage

The maximum lot coverage shall be the greater of 1,600 m^2 (17,223 ft^2) or 20% of the lot.

(5) Yard Requirements

(a) A front yard of not less than 7.5 m (24.6') shall be provided.

(b) (i) Side yards of not less than 6 m (19.7') shall be provided;

(i) On a corner lot, a side yard which adjoins the flanking street shall not be less than 7.5 m (24.6').

(c) A rear yard of not less than 10 m (32.8') shall be provided.

(d) An accessory building on a corner lot shall not be located closer to the front lot line or to a flanking street than the principal building on the same lot.

(e) Notwithstanding Paragraphs (a) through (d), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

(6) Height of Building

The height of a building shall not exceed 10.5 m (34.5').

(7) Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

(8) Placement of Signs

The placement of signs shall comply with Part 8 of this Bylaw.

71. COMMUNITY INSTITUTIONAL 2 (P2) ZONE (ALR)

(1) Subdivision Requirements

(a) The minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 4 ha (9.88 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 4 ha (9.88 ac), and no lot less than the average lot size shall be created by a strata plan.

(b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.

(c) Notwithstanding Paragraph (b), the minimum width of the access strip of a panhandle lot shall be 20 m (65.6').

(d) In the case of a panhandle lot, the minimum lot area shall be exclusive of the access strip.

(2) Permitted Uses

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Community Institutional 2 (P2) Zone (ALR):

(a) Accessory uses and buildings, subject to Section 31
(b) Agriculture
(c) Agricultural fairground
(d) Assembly
(e) Church
(f) Civic use
(g) Community care facility
(h) Dwelling unit
(i) Park
(j) School
(k) Term commercial sales
(l) Illuminated Greenhouses

(2.1) Notwithstanding Section 71(2), the following uses only are permitted on lands legally described as Parcel E (DD 43589-I), Section 74, Metchosin District:

(a) Accessory uses and buildings, subject to Section 31
(b) Agriculture
(c) Day Care
(d) Dwelling Unit
(e) Preschool
(f) School

(2.2) In addition to Section 71(2), the following uses are permitted on lands legally described as Lot A, Plan 17774, Section 1, Metchosin Land District:

(a) Office
(b) Artist studio and gallery
(c) Retail store

(3) Density

(a) Only 1 dwelling unit is permitted per lot.

(4) Lot Coverage

The maximum lot coverage shall be the greater of 1,600 m^2 (17,223 ft^2) or 20% of the lot.

(5) Yard Requirements

(a) A front yard of not less than 7.5 m (24.6') shall be provided.

(b) (i) Side yards of not less than 6 m (19.7') shall be provided;

(ii) On a corner lot, a side yard, adjoining the flanking street, of not less than 7.5 m (24.6') in width;

(c) A rear yard of not less than 10 m (32.8') shall be provided.

(d) An accessory building on a corner lot shall not be located closer to the front lot line or to a flanking street than the principal building on the same lot.

(e) Notwithstanding Paragraphs (a) through (d), buildings and structures for the keeping of livestock or other farm animals, or for an agriculture use shall be located not less than 30 m (98.4') from the front lot line and not less than 15 m (49.2') from any other lot line.

(f) In addition, buildings and structures referred to in Paragraph (e) shall be located to the satisfaction of the Medical Health Officer in respect of all nearby wells or watercourses which in his opinion could suffer contamination therefrom.

(g) Notwithstanding Paragraphs (a) through (f), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

(6) Height of Building

The height of a building shall not exceed 10.5 m (34.5').

(7) Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

(8) Placement of Signs

The placement of signs shall comply with Part 8 of this Bylaw.

(9) ***Agricultural Land Commission Act***

No provision of this Bylaw shall be interpreted as superseding the intent of the *Agricultural Land Commission Act* that all lands except those exempted under Section 19 of that Act or a General Order of the Agricultural Land Commission are subject to the provisions of the *Agricultural Land Commission Act*, Regulations thereto and Orders of the Commission (thereby not permitting the subdivision of land or the development of new non-farm uses unless approved by the Agricultural Land Commission).

72. PARK AND OPEN SPACE (P3) ZONE

(1) Subdivision Requirements

(a) The minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 4 ha (9.88 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 4 ha (9.88 ac), and no lot less than the average lot size shall be created by a strata plan.

(b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.

(c) Notwithstanding Paragraph (b), the minimum width of the access strip of a panhandle lot shall be 20 m (65.6'). Panhandle lots are to be permitted only when the Approving Officer is satisfied that there is no other means of access.

(d) In the case of a panhandle lot, the minimum lot area shall be exclusive of the access strip.

(2) Permitted Uses

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Park and Open Space (P3) Zone:

(a) Accessory uses and buildings, subject to Section 31
(b) Civic use
(c) Dwelling unit
(d) Park

(3) Density

(a) Only 1 dwelling unit is permitted per lot.

(4) Lot Coverage

The maximum lot coverage shall be 10% of the lot.

(5) Yard Requirements

(a) A front yard of not less than 7.5 m (24.6') shall be provided.

(b) (i) Side yards of not less than 6 m (19.7') shall be provided;

(ii) On a corner lot, a side yard, adjoining the flanking street, of not less than 7.5 m (24.6') shall be provided.

(c) A rear yard of not less than 10 m (32.8') shall be provided.

(d) An accessory building on a corner lot shall not be located closer to the front lot line or to a flanking street than the principal building on the same lot.

(e) Notwithstanding Paragraphs (a) through (d), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

(6) Height of Building

The height of a building shall not exceed 10.5 m (34.5').

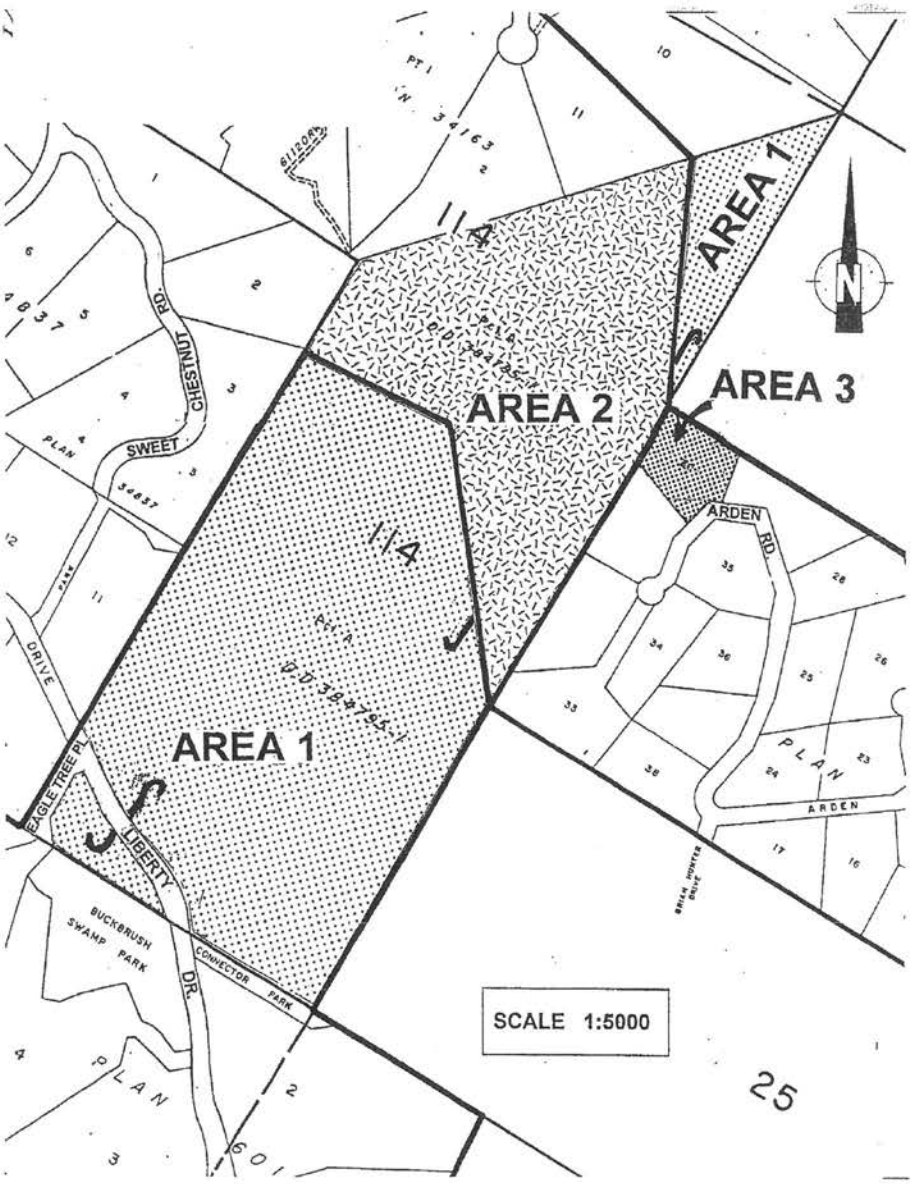
(7) Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

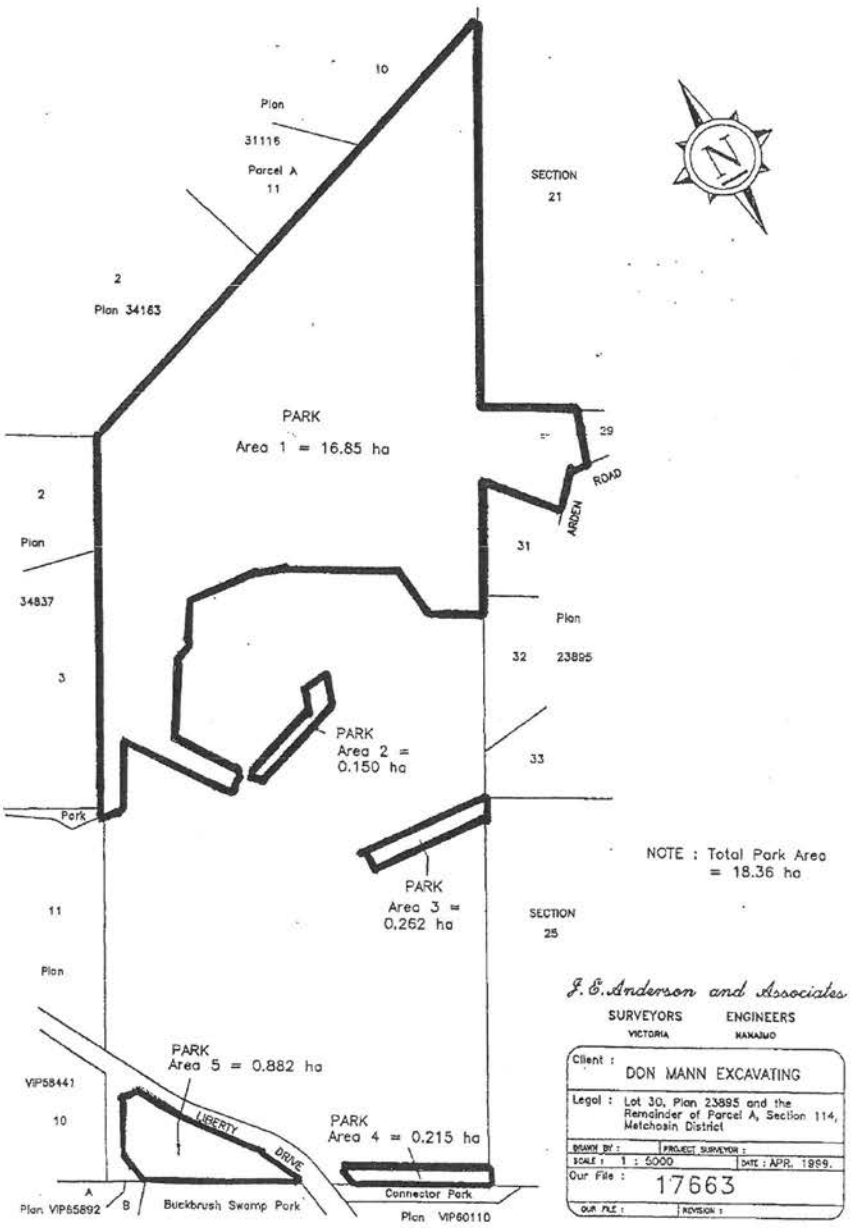
(8) Placement of Signs

The placement of signs shall comply with Part 8 of this Bylaw.

ADDENDUM 1


AREA 1
AREA 2
AREA 3
I/A
SCALE 1:5000
CHESTNUT RD.
SWEET
ARDEN RD.
ARDEN
EAGLE TREE PL.
LIBERTY
DR.
BUCKBRUSH SWAMP PARK
CONNECTOR PARK
BRIAR HUNTER DRIVE
25

ADDENDUM 2


10
Plan
31116
Parcel A
11
SECTION
21
2
Plan 34163
PARK
Area 1 = 16.85 ha
29
ARDEN ROAD
2
Plan
34837
31
Plan
32
23895
3
PARK
Area 2 =
0.150 ha
33
Park
NOTE : Total Park Area
= 18.36 ha
PARK
Area 3 =
0.262 ha
11
SECTION
25
Plan
J. E. Anderson and Associates
SURVEYORS
VICTORIA
ENGINEERS
NANAIMO
Client :
DON MANN EXCAVATING
Legal :
Lot 30, Plan 23895 and the Remainder of Parcel A, Section 114, Metchosin District
DRAWN BY :
PROJECT SURVEYOR :
SCALE : 1 : 5000
DATE : APR. 1999.
Our File :
17663
OUR FILE :
REVISION :
PARK
Area 5 = 0.882 ha
VIP58441
10
LIBERTY
DRIVE
PARK
Area 4 = 0.215 ha
A
Plan VIP55892
B
Buckbrush Swamp Park
Connector Park
Plan VIP60110

4. Reports for Action

a. Staff Report, Housing Policy Updates

The Planning Consultant presented the red-lined, tracked changes and comments received for the Official Community Plan (OCP) and the Land Use Bylaw. The presentation included information on:

- Legislative requirements;
- Purpose of the proposed changes;
- Summary of phase 2 public engagement;
- District Regional Context Statement;
- Proposed changes to the OCP;
- Proposed changes to the Land Use Bylaw;
- Highlight of significant areas of change:
    - Summary of proposed new carriage house regulations;
    - Summary of proposed new communal seniors housing regulations.
- Next steps; and
- Recommendations.

Council invited a member of the public to speak to the difference in building standards for manufactured versus mobile homes.

Council Clarification:

- Council Members sought clarification on:
    - ALC Home Plate Rules;
    - Proof of water/servicing;
    - Future addition of tiny homes;
    - Carriage house size and design;
    - Commercial use restrictions;
    - Definition of family; and
    - ALC legislation.

Council Discussion:

- Council members discussed:
    - Acknowledgment of the work of the Planning Consultant;
    - Water and servicing policy;
    - Removal of Temporary Use Permit option;
    - Abbey Field model housing;
    - Parking;
    - Secondary suite size increase; and
    - Possibilities for legalizing current non-conforming suites.

- Council offered edits to the OCP amendments:
    - Section 1.5 last paragraph replace decline with increase;
    - Section 213, capitalization of District.

RES 160-2025
Moved and Seconded by Councillor Shukin and Councillor Gray
THAT Council receive the red-lined draft amendments to the District of Metchosin Official Community Plan and Land Use Bylaw;

AND THAT Council direct staff to revise the draft amendments to remove temporary use permits for farmworker housing from the Official Community Plan;

AND FURTHER THAT Council direct staff to initiate the formal bylaw approval process following review of the revised draft amendments by the District's legal counsel.

CARRIED

Report to Council

To:	Bob Payette, Chief Administrative Officer	File No: 6970-20
From:	Planner	
Date:	November 5, 2025	
Subject:	2025 Housing Updates – Presentation of Red-Lined Version with Tracked Changes to Official Community Plan and Land Use Bylaw	

RECOMMENDATION:

THAT Council receive the red-lined draft amendments to the District of Metchosin Official Community Plan and Land Use Bylaw;

AND THAT Council provide direction to staff regarding any revisions or changes to the draft amendments as identified by Council;

AND FURTHER THAT Council direct staff to initiate the formal bylaw approval process following review of the revised draft amendments by the District's legal counsel.

PURPOSE:

The draft amendments to the Official Community Plan (OCP) and Land Use Bylaw have been prepared to:

- align the two bylaws with recent Provincial housing requirements and the findings of the District's Housing Needs Report;
- reflect and integrate feedback collected during the public engagement, including phase 2 consultation on housing policy options;
- incorporate housekeeping updates.

Red-lined versions of the OCP and Land Use Bylaw amendments (Attachments 2 and 3) are provided for Council discussion and direction. Council's input at this stage will inform final refinements prior to legal review. Following completion of the legal review, a bylaw amendment package will be prepared for Council consideration of first and second readings in accordance with the formal bylaw adoption process.

BACKGROUND:

The Province has made it mandatory for local governments to align their OCP and Land Use Bylaw with their Housing Needs Report, specifically:

- to demonstrate that there is enough capacity in the OCP to meet housing needs by including statements and map designations for the approximate location, amount, type, and density of residential development needed for at least the next 20 years, as identified in their Interim HNR(LGA s. 473(1)(a), 473.1 (2)(3))

- to include housing policies that address **each class of housing need** (HNRR: Section 8 (1) (b)) included in the most recent HNR (LGA s. 473.1 (4)): affordable housing; rental housing; special needs housing, seniors' housing; family housing; shelters and housing for those experiencing or at risk of homelessness; and housing close to alternative transportation infrastructure.
- to review, and, if necessary, amend the land use bylaw to align with the OCP, to permit the necessary use and density to accommodate at least the 20-year total number of housing units identified (LGA s. 481.7 (1) and (2)).

Attached to this report:
- Phase 2 Engagement Summary on Housing Policy Options (Attachment 1)
- Current Official Community Plan with Tracked Changes and Comments (Attachment 2)
- Current Land Use Bylaw with Tracked Changes and Comments (Attachment 3)

Previous Council Resolutions

Resolution	Date
Moved and Seconded by Councillor Shukin and Councillor Donaldson THAT Council receive the list of housing policy options and the proposed changes to the District of Metchosin Official Community Plan and Land Use Bylaw; AND THAT Council direct staff to proceed with community engagement and early stakeholder referrals on: • The required legislative changes, and • The housing policy options 1 through 5 that Council supports exploring further, prior to preparing any draft bylaw amendments. **CARRIED**	October 6, 2025 Council Meeting
Moved and Seconded by Councillor Shukin and Councillor Donaldson THAT Council receives the 2025 OCP Housing Update – What We Heard Report; AND THAT Council direct staff to report back with policy options that respond to key findings of the Housing Survey, as part of the next step of drafting changes; AND THAT Council directs staff to proceed with drafting changes as the next steps of the OCP 2025 Housing Update process. **CARRIED**	September 15, 2025 Council Meeting
Moved and Seconded by Councillor Shukin and Councillor Donaldson THAT Council: 1) Receive the Housing Capacity Analysis; 2) Confirm direction to proceed with a housing-focused review and update of the Official Community Plan and Land Use Bylaw prioritizing the following policy areas for review: • Housing Needs Report integration; • Policy review respecting each class of housing needs required to be addressed from the Housing Needs Report; • Policies affecting short-term rental in residential areas; • Temporary housing options for farm workers. 3) AND receive and endorse the Community Engagement Strategy as amended, and reflecting comments as much as possible from the June 30, 2025, Special Council meeting, to include Council input, for the housing focused Official Community Plan and Land Use Bylaw review and update. **CARRIED**	June 30, 2025 Special Council Meeting

PHASE TWO ENGAGEMENT SUMMARY:

The second phase of public engagement focused on reviewing the five housing policy options, as well as initiating an early referral process to stakeholders, as per the project's engagement plan. Public engagement included an open house attended by approximately 30 people, along with a small number of written submissions received outside of the event. A summary of public and stakeholder feedback is provided in Attachment 1.

DISCUSSION:

Summary of OCP changes
The table below provides a summary of the changes. The detailed changes with comments are in the red-lined draft amendments in Attachment 2.

Legislative Changes	Amended Section of OCP
• Update statistical data • Update growth projections to address 20-year housing needs • Add statements on housing needs • Add/revise objectives and policies to address the seven Provincial classes of housing needs • Add Provincial housing legislative context	Part 1 – Background and Plan Map Part 6 – Residential Part 13 - Implementation
Other Housing Changes	
• Temporary housing options for farm workers (Housing Policy Option 2) • Align housing policies with the Agricultural Land Commission Act • Policy about education and guidance for legalization of suites (Housing Policy Option 5)	Part 3 – Agriculture Part 6 - Residential
Housekeeping	
• Correct outdated legislative references • Update maps and legal descriptions within the Centre Mountain Development Permit Area to reflect the current boundaries • Update OCP maps to incorporate all land use and boundary changes made since 2010*	This is showing in the red-lined version. *Mapping updates will be provided with draft bylaws when presented to Council for consideration of first reading.

Summary of Land Use Bylaw changes
The detailed changes with comments are in the red-lined draft amendments in Attachment 3.

1. **Align housing with the Agricultural Land Commission Act (Housing Policy Option 1):**
   Permit 1 Principal Dwelling + 1 Secondary Suite + 1 Detached Additional Residence on lands in the ALR
   - Added new regulations into Part 4 - General Regulations – Uses and into the applicable ALR zones. Specified that the lot size needs to be a minimum of 0.8 ha (1.98 ac) – this maintains consistency with the minimum lot size requirements for detached secondary suites on all lands.
   - Added information notes to ensure compliance with ALC re: max 500 m^2 principal dwelling and gross floor area calculations for an accessory dwelling.
   - Within the Agricultural (AG) Zone (ALR) and Agricultural 1 (AG1) Zone (ALR), the density provisions were amended to align with the ALC, and to specify the 0.8 ha minimum lot size requirement to have a detached accessory dwelling.

2. **Permit More Housing types (Housing Policy Option 3) and Increase Permitted Floor Areas (Housing Policy Option 4)**

- **Carriage Houses**: several changes were made to incorporate this new type of accessory dwelling unit into the bylaw.
  - Added definition
  - Added definition for "accessory dwelling unit" and grouped secondary suites, detached secondary suites and carriage houses under one umbrella term for improved clarity, and
  - Updated general regulations to add carriage house
  - Carriage house to have same requirements as detached secondary suites, i.e., 15 m maximum distance from a principal dwelling, one driveway with shared access with principal dwelling, maximum gross floor area of 90 m^2, minimum lot size requirement of 0.8 ha (1.98 ac), parking requirements etc. Some new regulations were added to address the difference between the two types, such as a different maximum height.
  - Amended Home Business regulations to distinguish a carriage house from an accessory building.
  - Added language into general regulations to clarify that accessory dwellings (secondary suite, detached secondary suite and carriage house) cannot be strata-titled.
  - All zones which allowed "secondary suite or detached secondary suite, subject to section 23" was changed to say "Accessory dwelling unit, subject to section 23" to account for all three types of accessory dwellings.

- **Small Homes**
  - The Land Use Bylaw has no minimum floor area requirement for a dwelling, so a small home can be a detached secondary suite or a principal dwelling. Adding in a definition or specific use for a small home is not proposed to avoid complicating the bylaw since small homes are no different than a regular home – these are a residential structure like any dwelling unit under the BC Building Code and Part 9 of the BC Building Code governs all buildings with residential use, 10 m^2 and larger.

- **Secondary Suites:**
  - The maximum permitted floor area has been increased from 90 m^2 to 120 m^2.
  - The definition has been updated for improved clarity

- **Detached Secondary Suites:**
  - The maximum permitted floor area has been increased from 70 m^2 to 90 m^2.
  - The definition has been updated for improved clarity.
  - No change to existing requirements (i.e. 15 m maximum separation distance from principal dwelling)

- **Communal Seniors Housing:**
  - Added definition
  - Added specific regulations for this use within a new section under Part 4 - General Regulations – Uses, pertaining to Communal Seniors Housing requirements
  - Added clarification language to say that Communal Seniors Housing is a distinct use, separate from a dwelling unit and a Community Care Facility, and that home business is not permitted.

- **Definitions**
  - Added new definitions for: "Accessory Dwelling Unit", "Carriage House", "Communal Seniors Housing", "Modular Home", and "Principal Dwelling",
  - Amended definitions for: "Detached Secondary Suite", "Dwelling Unit", "Family", "Manufactured Home", and "Secondary Suite"
  - Deleted definition for "Mobile Home"

NEXT STEPS:

- Mid-late November 2025: present draft bylaws for consideration of first and second readings
- Mid-November/Early December 2025: Statutory referral process
- December 2025: Public Hearing
- December 2025: Bylaw Adoption (Council discretion)

FINANCIAL:

This project is being fully funded by the Province of BC.

Respectfully Submitted,

Tara Johnson, MCIP, RPP
Planner

ATTACHMENTS
Attachment 1: Phase 2 Engagement Summary on Housing Policy Options
Attachment 2: Current Official Community Plan with Tracked Changes and Comments
Attachment 3: Current Land Use Bylaw with Tracked Changes and Comments

8. Reports for Action

A. Housing Update - Introduction to Housing Changes

The Planning Consultant summarised the written report on the 2025 Official Community Plan (OCP) and Land Use Bylaw housing update to address provincial requirements. The summary presentation included information on:

- Legislative requirements;
- Current housing policy gap;
- Key proposed areas of change;
- Public and Council engagement opportunities;
- OCP changes and Housing policy options;
- Next steps; and
- Recommendations.

Council Clarification:
Members of Council sought clarification on the following:

- Community stakeholders;
- Agricultural Land Commission criteria;
- Setbacks:
- Restrictions and possible Council imposed conditions;
- Water supply concerns;
- Temporary use permits;
- Modular and tiny home regulations;
- Size flexibility and limitations for secondary suites;
- Abbeyfield model;
- Carriage homes;
- Legalizing current non conforming suites; and
- Subdivisions for family members.

Council Discussion:
Council discussed their support, concerns and inclusion for further exploration of each policy change proposed:

- Concerns were raised about water supply, tiny home regulations and affordability.
- Council considered removing moveable tiny homes from the options.
- Council discussed the need for a public bulletin regarding options to legalize current non conforming suites.
- Council considered the removal of the option for subdivision to Provide a Residence for a Relative (Section 514 of the Local Government Act).

2025-120 RES
Moved and Seconded by Councillor Shukin and Councillor Epp
THAT Council extend the October 6, 2025 meeting meet past 10:00 p.m.

CARRIED

2025-121 RES
Moved and Seconded by Councillor Shukin and Councillor Donaldson
THAT Council receive the list of housing policy options and the proposed changes to the District of Metchosin Official Community Plan and Land Use Bylaw;

AND THAT Council direct staff to proceed with community engagement and early stakeholder referrals on:

- The required legislative changes, and
- The housing policy options 1 through 5 that Council supports exploring further,

prior to preparing any draft bylaw amendments.

CARRIED

Report to Council

To:	Bob Payette, Chief Administrative Officer	File No: 6970-20
From:	Planner	
Date:	October 6, 2025	
Subject:	2025 Housing Update – Introduction of Proposed Changes	

RECOMMENDATION:

THAT Council receive the list of housing policy options and the proposed changes to the District of Metchosin Official Community Plan and Land Use Bylaw;

AND THAT Council direct staff to proceed with community engagement and early stakeholder referrals on:

- The required legislative changes, and
- The housing policy options that Council supports exploring further,

prior to preparing any draft bylaw amendments.

PURPOSE:

To present the required legislation changes, proposed housing policy options and changes to the Official Community Plan (OCP) to align with recent Provincial housing legislation and the District's Housing Needs Report (2021 and 2024). Some of the housing policy options presented for Council's consideration may inform further amendments to the OCP and Land Use Bylaw, should Council support exploring these further.

BACKGROUND:

The District's 2024 Interim Housing Needs Report, 2021 Housing Needs Report and recent public engagement (housing survey) highlight the need to support a wider range of housing options, and the Province has mandatory requirements for local governments to align their OCP and Land Use Bylaw with their Housing Needs Report. The proposed changes and housing policy option ideas aim to respond to these needs and requirements.

Provincial mandatory requirements to be completed by the end of the year:

- Demonstrate that there is enough capacity to meet housing needs by including statements and map designations for the approximate location, amount, type, and density of residential development needed for at least the next 20 years, as identified in their Interim HNR(LGA s. 473(1)(a), 473.1 (2)(3))
- Include housing policies that address **each class of housing need** (HNRR: Section 8 (1) (b)) included in the most recent HNR (LGA s. 473.1 (4)): affordable housing; rental housing; special needs housing, seniors' housing; family housing; shelters and housing for those experiencing or at risk of homelessness; and housing close to alternative transportation infrastructure.

- Municipalities must also review, and, if necessary, amend the land use bylaw to align with the OCP, to permit the necessary use and density to accommodate at least the 20-year total number of housing units identified (LGA s. 481.7 (1) and (2)).

Included as part of this report:

- Proposed Official Community Plan Changes (Attachment A)
- Proposed Land Use Bylaw Changes (Attachment B)
- Metchosin Housing Needs Snapshot (Attachment C)
- Draft Summary of OCP Objectives and Policies by Housing Need Category (Attachment D)
    - *Includes proposed changes to address all seven legislated housing need categories*

DISCUSSION:

A. Summary of Proposed 2025 OCP Update Housing Changes

The table below provides a high-level summary of the proposed changes that have been integrated into the draft OCP update (see Attachments A, B, C and D for more details).

Proposed Changes	Amended Section of OCP
Legislative changes • Integrate the Housing Needs Report to meet the technical requirements of the *Local Government Act*, sections 473(1)(a) and 473.1(3). • Technical changes to align data references and figures (e.g., population, housing, housing needs) with current census and statistical data • Add housing legislative context • Update population/growth sections, building permit trends, and data to meeting 20-year housing needs projections • Add in statements of housing needs	- Table of Contents - Lists of Tables and Graphs - Section 1.1 Location & Regional Context - Section 1.5 Population, Population Projections, Review of Potentially Subdividable Lots - Part 14 Regional Context Statement o Growth Projections and Section 14.3.2 - Part 1 Background o Added new section for Provincial Legislative Context (Housing), 2024 Interim Housing Needs and expanded on populations projections to add in Historical Growth - Part 6 Residential o Moved background section to new historical growth section in Part 1 o Added a table for Metchosin's Housing Needs Snapshot **(See Attachment A for Proposed OCP Changes)**
a. Housing Needs Report findings • Revisions providing: o Overview of the HNR findings o HNR projections • Include objectives and policy statements to address how the 7 classes of housing needs identified in the HNR will be met	- Added a table for Metchosin's Housing Needs Snapshot (**See Attachment C**) - Amended and added objectives and policies to address classes of housing need. Added a summary table of how the OCP meets the legislative requirements for seven classes of housing need (**See Attachment D**)
b. Administrative and housekeeping matters • correct outdated legislative references • Remove redundant references	These updates will be provided with draft bylaws when presented to Council for consideration of first reading.

• Update OCP maps to incorporate all land use and boundary changes made since 2010 • Update maps and legal descriptions within the Centre Mountain Development Permit Area to reflect the current boundaries (still shows boundaries that are now within Langford)	

B. Housing Policy Options

1. <u>Aligning Housing with Agricultural Land Commission Rules</u>

The ALCA and ALR Use Regulation permit up to three residential units on an ALR parcel:

- A principal residence up to 500 m^2 total floor area,
- A secondary suite within that principal residence, and
- An additional residence up to 90 m^2 total floor area for parcels 40 ha or less, or up to 186 m^2 for parcels larger than 40 ha.

The ALCA and ALR Use Regulation no longer restricts the use of an additional residence to farm workers only. Additional residences can be used not just for farm help, but for family, renters, seniors etc. An additional residence is allowed in multiple forms – it can be a standalone dwelling, a manufactured home or a carriage house, providing the dwelling does not exceed the maximum size requirements. Note: If a local government has more restrictive size requirements, then the more restrictive size requirements apply.

Policy Idea:
Allow one principal dwelling with a secondary suite, and one detached accessory dwelling on ALR land, in alignment with the ALCA and ALR Use Regulation. Considering allowing this would bring local policy in line with provincial regulations, it could support aging in place, increase rental opportunities, and provide more farm worker/worker accommodation options. This can be managed through existing zoning. The Land Use Bylaw requires that the location of a detached secondary suite must be within 15 m of the principal dwelling (LUB s.23(10)). This clusters the dwelling nearby, preserving rural character, protecting agriculture, and reducing environmental impact.

- This would require a clear policy in the OCP to give direction for subsequent zoning updates.

2. <u>Use of Temporary Use Permit (TUPs) for Farm Worker Housing</u>

Current zoning requirements limit the number of dwellings to one principal and one accessory dwelling. To have another accessory dwelling unit for farm worker accommodation would require an owner of ALR or non-ALR land to apply for a rezoning and OCP amendment. A TUP would allow for temporary, site-specific housing for seasonal or non-permanent farm worker accommodation. This would provide flexibility to support working farms without permanent density increases and can be evaluated case by case with criteria and conditions (clustering/Homeplate) etc.

Policy Idea:
OCP policy example: *Consider the use of Temporary Use Permits to support temporary on-farm worker housing where it supports active agriculture and aligns with Metchosin's rural and environmental values.*

3. Expand Housing Diversity

Policy Idea:
Introduce carriage houses, tiny homes that are on foundations (not wheels or trailer chassis) and communal seniors housing (e.g., Abbeyfield model) as options to help meet a wider range of housing needs for seniors, young families, caregivers, adult children, students, etc. These options can be tailored to fit the rural context. Having more housing options can remove barriers – for example, allowing carriage houses may make more units eligible to be brought into the formal rental market, increasing available rental stock.

- *Carriage houses* support housing diversity for rentals, aging in place, multigenerational living, families, caregivers, students.

- *Communal Seniors Housing (e.g., Abbeyfield model)* supports aging in place and addresses an identified housing gap for seniors. Allows options for downsizing, and rental options for independent seniors. This type of housing can be made to fit within the rural context through specific regulations and criteria.

- *Tiny homes on foundations* - from a zoning standpoint, a permanently affixed tiny home (on a foundation) providing it complies with Land Use Bylaw's regulations (e.g., floor area, setbacks, height, definitions), can fit under the definition of detached secondary suite. These units must still comply with the BC Building Code and be reviewed through the building permit process to ensure full compliance with the BC Building Code and local building regulations.

  Movable Tiny Homes (on wheels or trailer chassis) – these are different than a permanently affixed tiny home on a foundation. Tiny homes on wheels present challenges for owners wanting to use as a residence because trailer-mounted homes (like an RV) cannot meet the requirements of the BC Building Code with regards to safety, septic service, ventilation, etc. For education and clarification, the District could consider developing building safety advisory guidelines specific to movable tiny homes (e.g., on wheels or trailer chassis), (similar to Sooke's Advisory-12-Tiny-Homes-on-Wheels.pdf) to educate and clarify the building code requirements.

See Attachment A and Attachment B for proposed changes regarding this policy option.

4. Increase Size Flexibility for Accessory Dwelling Units

Policy Idea:
a. Consider increasing the maximum permitted floor area for a detached secondary suite (and a carriage house) to 90 m^2.
   - to support the creation (or legalization) of more functional, livable and diverse housing options. This change would enable more options for family-friendly rental housing by allowing 2 bedrooms comfortably, and more flexibility for accessibility - both key needs identified in the Housing Needs Report. Having a more flexible size limit could remove barriers that would prevent a homeowner from legalizing or building suites. As a result, more units may be eligible to be brought into the formal rental market, increasing available rental stock.

b. Consider increasing the maximum permitted floor area for a secondary suite (within a principal dwelling) to 120 m^2.
   - To support greater housing flexibility for multigenerational living, special needs housing, seniors. Larger suites can better accommodate individuals with disabilities, seniors, or others with

specific space or layout needs. More space allows for features like wider hallways, accessible bathrooms, elevator, or additional bedrooms. This size could support 3 bedrooms comfortably. Larger secondary suites also provide a more viable and attractive long-term rental option. This change can fit within the rural context.

- The BC Building Code, 2018 no longer has size restrictions and percentage distribution of floor space of the secondary suite to the habitable space of the building

See Attachment A and Attachment B for proposed changes regarding this policy option.

5. Legalization of Existing Illegal Suites

Including this as a policy in the OCP is proactive because it's acknowledging there are already suites out there. This policy supports bringing more suite rental stock into the legal market, and it focuses on support not just compliance. The District can, later, direct staff to develop a homeowners guide to legalizing existing suites, outlining zoning, Building Code and safety requirements.

Policy Idea:
OCP policy example: *Support the voluntary legalization of existing secondary suites and detached accessory dwellings by providing clear guidance to property owners, encouraging compliance with health and safety standards, and streamlining the permitting process where appropriate*

See Attachment A for proposed change.

6. Subdivision to Provide a Residence for a Relative (Section 514 of the *Local Government Act*)

Section 514 of the *Local Government Act* allows for a one time subdivision of land to provide housing for an immediate family member, outside of the ALR. While this is a sensitive topic due to concerns about land fragmentation and precedent, it can be explored as a housing option to support aging in place, multigenerational living, and affordability for long-term residents.

If this is something Council wishes to explore, an example OCP policy could be:
Consider, on a case-by-case basis, supporting a one-time subdivision under Section 514 of the Local Government Act to facilitate housing for an immediate family member, provided that the subdivision:

- *Does not adversely affect the character or servicing of the area*
- *Apply specific environmental criteria – such as avoids environmentally sensitive areas, does not increase hazard risk, does not impact groundwater recharge or aquifer capacity, does not encroach onto shoreline or marine foreshore, minimizes site disturbance, can be adequately serviced (THESE ARE EXAMPLES – if this is to be considered, criteria will be thoughtfully applied through stakeholder engagement)*
- *Is not located within the Agricultural Land Reserve*
- *Includes a covenant restricting further subdivision*

Considerations

- The District of Metchosin Bylaw 88 (1989) sets the minimum parcel size for subdivision under Section 514 of the LGA (formerly Section 996) at 40.47 hectares. This minimum parcel size significantly exceeds the requirements set out in the OCP and Land Use Bylaw, effectively making subdivisions for a family member inaccessible under current regulations.

NEXT STEPS:
The next step in the process is to engage the public and stakeholders to gather feedback on the proposed changes. Feedback will be considered alongside mandated changes and technical considerations, and the refined draft amendments will be presented to Council for consideration in early November.

- October 6, 2025: present draft revisions & housing policy options to Council for direction
- October – Early November:
    - Initiate early referral process to government agencies, stakeholders, and staff
    - October 16, 2025 – Housing Policy Open House.
- Early November 2025: consider feedback from stakeholder and the public, prepare draft bylaws for Council consideration of 1st and 2nd reading
- All of November 2025: Statutory referral process
- End of November/ December 1, 2025: Public Hearing
- December 2025: Bylaw Adoption (Council discretion)

FINANCIAL:
This project is being fully funded by the Province of BC.

Respectfully Submitted,

Tara Johnson, MCIP, RPP
Planner

ATTACHMENTS
Attachment A: Proposed Official Community Plan Changes
Attachment B: Proposed Land Use Bylaw Changes
Attachment C: Metchosin Housing Needs Snapshot
Attachment D: Draft Summary of OCP Objectives and Policies by Housing Need Category

Attachment A: Proposed OCP Changes

Section / Action	Current Text	Proposed Changes	Reason for Change
Table of Contents **Change Text**	**PART 1 - BACKGROUND AND PLAN MAP** 1.1 LOCATION AND REGIONAL CONTEXT 1.2 AREA COVERED BY THE PLAN AND THE METCHOSIN PLAN MAP 1.3 PURPOSE OF THE PLAN 1.4 INTERPRETATION OF THE PLAN . 1.5 METCHOSIN POPULATION . 1.5.1 Population Projections 1.5.2 Residential Dwelling Units 1.5.3 Review of the Vacant and Potentially Subdividable Lots . 1.6 GLOSSARY **PART 6 - RESIDENTIAL** 6.1 BACKGROUND 6.2 OBJECTIVES 6.3 GENERAL RESIDENTIAL POLICIES 6.4 RURAL RESIDENTIAL 1 6.5 RURAL RESIDENTIAL 2 6.6 RURAL 6.7 UPLANDS 6.8 AMENITY DEVELOPMENT	**PART 1 - BACKGROUND AND PLAN MAP** 1.1 LOCATION AND REGIONAL TEXT 1.2 AREA COVERED BY THE PLAN AND THE METCHOSIN PLAN MAP 1.3 PURPOSE OF THE PLAN 1.4 INTERPRETATION OF THE PLAN 1.5 PROVINCIAL LEGISLATIVE CONTEXT (HOUSING) 1.6 METCHOSIN POPULAITON AND DEMOGRAPHICS 1.6.1 2024 Interim Housing Needs Report 1.6.2 Historical Growth and Future Outlook 1.6.3 Review of Vacant and Potentially Subdividable Lots 1.7 GLOSSARY **PART 6 - RESIDENTIAL** 6.1 Metchosin Housing Needs Snapshot 6.2 OBJECTIVES 6.3 GENERAL RESIDENTIAL POLICIES 6.4 RURAL RESIDENTIAL 1 6.5 RURAL RESIDENTIAL 2 6.6 RURAL 6.7 UPLANDS 6.8 AMENITY DEVELOPMENT	To reflect the addition of new sections addressing updated housing legislation and ensure consistency with the revised structure of the OCP
Lists of Tables and Graphs **Change Text and add new Figure**	**LISTS OF TABLES AND GRAPHS** Table 1 – Newly Constructed Dwelling Units 1995 - 2009 Table 2 – Potential Lots through Residential Subdivision Table 3 - Agricultural Land Reserve Table 4 - Road Classification	LISTS OF TABLES AND FIGURES Figure 1 - Historic population for Metchosin, 1986-2021 Table A - 2024 Interim Housing Needs Report - anticipated 5 and 20 year housing need Table 1 - Newly Constructed Dwelling Units 2011-2024 Table 2 - Potential Lots through Residential Subdivision Table 3 - Agricultural Land Reserve Table 4 - Road Classification	To reflect the addition of new sections addressing updated housing legislation and ensure consistency with the revised structure of the OCP

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 1, Section 1.1 **Change Text**	**1.1 LOCATION AND REGIONAL CONTEXT** Metchosin is a rural community of 4,795 persons (2006 census), located approximately 16 kilometres (10 miles) southwest of downtown Victoria and is bounded by the City of Colwood, the District of Langford, Sooke Electoral Area, Beecher Bay Indian Reserve and the Strait of Juan de Fuca. See Location Map 1.	**1.1 LOCATION AND REGIONAL CONTEXT** Metchosin is a rural community of 5,067 residents (2021 Census), located approximately 16 kilometres (10 miles) southwest of downtown Victoria. The District is situated on the traditional territory of the Sc'ianew (Beecher Bay) and T'Sou-ke First Nations, and is bounded by the City of Colwood, the District of Langford, the District of Sooke, Juan de Fuca Electoral Area, Sc'ianew (Beecher Bay) and the Strait of Juan de Fuca. See Location Map 1.	Changes made to reflect current census, add land acknowledgment and correct references to names.
Part 1, Section 1.5 **Add new section**		**1.5 PROVINCIAL LEGISLATIVE CONTEXT (HOUSING)** Changes to the Local Government Act adopted in 2023 require municipalities to review their Official Community Plans and Housing Needs Reports on a five-year cycle, to ensure OCPs meet anticipated housing needs over a 5- and 20- year period. Municipalities must also align Land Use Bylaws with Official Community Plans and Housing Needs Reports. This is to ensure that the anticipated total amount of housing anticipated in 20 years can be met. •The next full Housing Needs Report is required to be completed by December 31, 2028, following the 2026 Census. •The next Official Community Plan and Land Use Bylaw reviews must be completed by December 31, 2030, within two years following the full Housing Needs Report. To reflect the District's projected housing needs to 2041, and in accordance with Section 473 and 473.1 of the Local Government Act, the Official Community Plan has been reviewed to include: •the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 20 years; and •policies respecting affordable housing, rental housing, special needs housing, seniors' housing, family housing, shelters and housing for those experiencing or at risk of homelessness, and housing close to alternative transportation infrastructure	Added to provide the legislative context for this OCP housing update.

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 1, Section 1.5 **Change text and section numbering**	**1.5 METCHOSIN POPULATION** The Metchosin population and development growth rates are important factors to examine within the Official Community Plan review. The 1986 Official Community Plan projected a 20-year build-out population of 6,170, or an average annual growth rate of approximately 3%. In 2006, 20 years later, the population had only reached 4,795, and had actually declined in the five-year period between 2001 and 2006 – the only municipality within the Capital Regional District to experience a decline during that period. So not only has the DISTRICT not experienced the forecast growth, it has faced a small decline in the face of significant growth in surrounding West Shore communities. There are a variety of statistics that are helpful in estimating a growth rate for the DISTRICT. In addition to the Census figures and past growth rates, other figures to consider are the population growth estimates for the CRD (derived using BC Stats P.E.O.P.L.E. 34 Model), which estimate that the region's population as a whole will grow from a 2006 population of 355,871 to a population of 434,973 by 2026. If the DISTRICT of Metchosin were to share the same growth rate, and accommodate a proportional share of the region's growth, then a forecast population of 5,861 would be appropriate. Notably, the DISTRICT is not anticipated to grow at a rate equal to that of the Region. This suggests that the 6,170 figure predicted in 1986 is still higher than that expected for the next 20 years.	**1.6 METCHOSIN POPULATION AND DEMOGRAPHICS** According to the 2021 Census, the District of Metchosin had an estimated population of 5,067 with an average age of 50.8. Between 2016 and 2021, the District grew by 7.6%, adding 359 new residents. See Figure 1. Metchosin is experiencing an aging population with seniors age cohort (65+) comprising 26% of the population, the largest age group in Metchosin, followed by pre-seniors aged 55 to 64 (18.5% of the population). In both the 2016 and 2021 Census periods, Metchosin reported an average household size of 2.5 persons, slightly larger than the Capital Regional District average of 2.2. Due to Metchosin's rural character, this average is not expected to decline significantly over the 20-year planning horizon to 2041. *Figure 1: Historic population for Metchosin, 1986-2021* There was a total of 1,855 dwelling units within Metchosin at the time of the 2021 Census. 82% were owned and 18% were rented. Renter households have increased, growing from 245 in 2006 (14% of all households) to 330 in 2021 (18%). The predominant housing type is single-detached dwellings, which make up 77.9% of all occupied private dwellings in 2021.	Technical changes made to align data references and figures (e.g., population, housing, housing needs) with current census and statistical data

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 1, Section 1.6 **Add New Section**		**1.6.1 Interim Housing Needs Report** The District's interim Housing Needs Report (2024), projects an anticipated five-year housing need (starting in 2021), of 285 units, and a 20-year housing need of 852 units. See Table A. These projections rely on the standardized Provincial formula, which may not align with local trends or constraints. The methodology prescribed by the Province estimates the number of additional dwelling units that would be needed to meet anticipated growth, suppressed household formation, housing vacancy rate, the demand buffer, etc. Of the 852 units, 51.3% (436.95) are required to accommodate the anticipated household growth in the community over the next 20 years. These projections are not forecasts of population and they do not guarantee that 852 new units will be needed (or built).The projections are intended to ensure the OCP, and zoning can accommodate anticipated housing needs. *Table A: 2024 Interim Housing Needs Report – anticipated 5 and 20 year housing need*	Added to provide context for the 20-year anticipated housing need as part of aligning the OCP with new Provincial Housing requirements under LGA s.473(1)(a) and LGA s.473.1(3) which states: *An official community plan must include statements and map designations for the area covered by the plan respecting the* *the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 20 years;* *The statements and map designations included in an official community plan must provide for at least the 20-year total number of housing units required to meet anticipated housing needs, which total number is included in the most recent housing needs report that is* *received by the local government.*

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 1, Section 1.5 **Change text**	**1.5.1 Population Projections** Another factor which may impact the population projections is the number of persons per dwelling unit. This ratio has been falling in most southern Vancouver Island communities. In Metchosin in 2006, the population per dwelling unit was approximately 2.8 persons per unit. This figure is well above the average of 2.3 for the Capital Regional District. Because of the rural nature of Metchosin, it is not expected that the person per unit ratio will drop significantly over the duration of the 20-year Plan Period. The Official Community Plan growth rates should therefore not be altered due to person per unit ratios.	**1.6.1 Historical Growth and Future Outlook** ***Historical Growth*** From the mid-1800s when Metchosin was first settled until more recently, residential development has been limited primarily to housing for families involved in farming. These residences were on moderate to large holdings of the more productive farmland generally extending between Witty's Lagoon and Weir Beach. In 1910, and again during the late 1940s, some subdivision into smaller parcels began to occur. Such settlement took place on 0.8 to 2 hectare (2 to 5 acres) parcels of agricultural land and constituted an early version of "hobby farming". The Morland Road subdivision is an example of such development. As well, a limited amount of residential development on 0.2 hectare (less than 1/2 acre) parcels began to occur immediately north of Witty's Lagoon and also adjacent to Weir Beach due to the magnificent setting. In the late 1960s and early 1970s, Metchosin experienced substantial growth in residential development. During this period, approximately four hundred 0.8 hectare (2 acres) lots were created in nine scattered residential concentrations ranging in size from 15 to 115 lots. This took place at a time when zoning permitted a 0.8 hectare (2 acres) minimum lot size, and was caused by high land costs and urbanization within the Victoria Area. From 1976 to 1981, population in Metchosin increased from 2,980 to 3,260. The 1991 Census recorded a population of 4,232, and, in 1993, the population of Metchosin was estimated to be 4,410. Future population growth was projected by the original Metchosin Settlement Plan (1977) to be 5,000 persons in 1996 and approximately 5,500 in 2001. The 1986 Official Community Plan projected a 20-year population of 6,170 by the year 2006, representing an average annual growth rate of approximately 3%. In 1995, the Official Community Plan projected an average annual growth rate of 3.2% between 1993 and 2006, with a projected build-out population of 6,265 by the year 2006. By 2006, the population had only reached 4,795.	The content originally found under Section 6.1 – Background in Part 6 – Residential has been relocated to Part 1 – Background to better reflect its focus on the historical growth of Metchosin. This information provides important context and is more appropriately placed in the introductory section of the OCP.

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 1, Section 1.6 **Add new text**	**1.5.2 Residential Dwelling Units** In 2006 there were 1,730 private households in Metchosin. In 1996, there were 1,520 private dwellings, for an increase of 210 units or an average of 21 units per year. If an increase of 21 new dwelling units per year is maintained, approximately 420 new units could be expected from 2006 to 2026. Using the current figure of 2.8 persons per unit, this would result in a population increase of approximately 1,176 persons –suggesting a population of approximately 5,971 by 2026. Furthermore, building permit totals for new dwellings over the past decade has averaged 14 units per year, and has been relatively steady, with the notable exception of 28 units in 2002, and only 9 units in 2008. The breakdown of new units (calculated by totaling the number of dwelling unit permits less dwelling unit demolition permits in each given year) since 1995, by year and land use designation, is listed in Table 1. The average over that time is 14.5 units per year. Table 1 – Newly Constructed Dwelling Units 1995 – 2009 In the 20-year period between the years of 1986 and 2005, the average number of new dwelling units based on building permit statistics was 23 per year – similar to the numbers derived using the Census private dwelling information growth over the past 10 years. However, given the more recent numbers exhibited over the past 5 years it appears the number of dwelling units has declined. This adds additional weight to the suggestion that the 6,170 figure used in 1986 is unlikely to be attained by 2026.	**1.6.1 Historical Growth and Future Outlook** *(continued from above)* ***Future Outlook*** Historical growth rates in Metchosin from 1986 to 2024 show an average annual population growth of 1.0%. If used as a growth projection, this would result in 1,013 additional residents by 2041 (a total population of 6,080). Between 1995 to 2009, building permit data showed the net number of new dwelling units averaged 14.5 units per year. Between 2016 and 2024, building permit data showed the net number of new dwelling units averaged 7.8 units per year. According to Statistics Canada, the total number of households occupied by usual residents increased from 1,818 in 2016 to 1,855 in 2021. This is an increase of 38 new dwelling units in five years, an average of 7.6 new dwelling units per year. In comparison, the projected 852 new housing units from the interim Housing Needs Report would average 42.6 dwelling units per year.*Table 1 – Newly Constructed Dwelling Units 2011 – 2024* Three growth scenarios were established to provide a range of potential growth outcomes that may be experienced in the District of Metchosin over the next 20 years, to 2041. **Low:** The low-growth scenario is based on historical census data for the District of Metchosin from 1986 to 2021, which reflects an average annual population growth rate of approximately 1.0%. Applying this rate, the population is projected to reach 6,080 by 2041, an increase of 1,013 residents. **Medium:** The medium growth scenario is based on the average annual population growth rate of 1.5% for Metchosin between the 2016 and 2021 census periods. Applying this rate, the population is projected to reach approximately 6,587 by 2041, an increase of 1,520 residents. **High:** The high-growth scenario is based on an average annual population growth rate of 2.0%. Applying this rate, the population is projected to reach approximately 7,094 by 2041, an increase of 2,027 residents. If the average household size remains consistent at 2.5 (as reported in the 2021 Census), this high growth projection aligns with the 20-year estimated need for an additional 852 housing units, as identified in Metchosin's 2024 Interim Housing Needs Report. Considering the current and expected housing demand, and factoring in historical population growth, low growth is the most likely population scenario for Metchosin.	The population projections in the Official Community Plan have been updated to: The last growth projections are over a decade old. Udating the projections using current data was required to assess whether past assumptions still reflect recent trends and future expectations. Also, this was required to meet Provincial legislative requirements. Under the LGA, OCPs must include statements and map designations respecting the approximate location, amount, type, and density of land uses — growth projections provide the basis for these policies.

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 1, Section 1.5 **change text**	**1.5.3 Review of Potentially Subdividable Lots** As part of the Official Community Plan review, the total number of residential lots that could be created through subdivision under existing Official Community Plan residential designations was projected. This number is derived from looking at which lots have potential – based on area alone (i.e. other subdivision requirements such as frontage, availability of water, etc. were not considered) – to be subdivided, without any need for rezoning. The following provides an indication of what designations could accommodate new lots in the DISTRICT. Notably, the analysis does not include any lands owned by local, regional, provincial or federal governments. *Table 2 – Potential Lots through Residential Subdivision* According to Table 2, the number of new lots that could be created through subdivision is 433. Based on the review of building permit numbers and population trends, this suggests that the OCP has sufficient residential land designated to accommodate the anticipated housing needs over the plan time frame (2026).	**1.6.3 Review of Vacant and Potentially Subdividable Lots** In alignment with Provincial housing legislation, the District of Metchosin has undertaken a high-level review of vacant and potentially subdividable lots under existing residential designations to better understand its capacity to meet future housing needs. See Table 3. This number is derived from looking at which lots have potential – based on area alone (i.e. other subdivision requirements such as frontage, availability of water, etc. were not considered) – to be subdivided, without any need for rezoning. The following provides an indication of what designations could accommodate new lots in the DISTRICT. Notably, the analysis does not include any lands owned by local, regional, provincial or federal governments, nor does it include lands in the Agricultural Land Reserve. *Table 2 – Potential Lots through Residential Subdivision* *UPDATED TABLE* As per Table 3, a total of 371 new lots could potentially be created through subdivision. When combined with the number of existing vacant lots in the District (59), this results in a maximum residential build-out capacity of approximately 860 new dwelling units. Metchosin has sufficient capacity to support future population growth over the next 20 years, aligning with Provincial housing legislation.	This section was updated to reflect current data. Required under LGA s.473(1)(a) and LGA s.473.1(3) which states: *An official community plan must include statements and map designations for the area covered by the plan respecting* *the the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 20 years*

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 7 **Add new defintions**	**1.6 GLOSSARY**	**1.7 GLOSSARY** **Accessory Dwelling Unit** - a self-contained residential unit located on the same lot as a principal dwelling, and is secondary in use, size, and function. Accessory dwelling units include secondary suites, detached suites, or carriage houses, and are intended to provide flexible housing options that support intergenerational living, aging in place, rental opportunities, and rural affordability—while maintaining the rural character and low-density form of Metchosin. **Communal Seniors Housing** - A small-scale, shared residential house model (e.g. Abbeyfield-style residence) designed for independent seniors. Residents have private bedrooms and share common areas such as kitchens, dining rooms, and living space. Light services such as meals, housekeeping, and social programming may be provided, but no personal or medical care is offered. These housing forms are not licensed under the Community Care and Assisted Living Act and are considered supportive but independent living.	Two new terms were used as part of the proposed changes, so definitions have been added for clarity. These defintions are proposed as part of the Land Use Bylaw proposed changes for consistency.

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 3, Section 3.2 **Add new objective**		**Part 3 AGRICULTURE** 3.2 OBJECTIVES 3.2.12 Explore options to support farmers in meeting temporary labour needs, including the potential for additional housing on a temporary basis, in alignment with the *Agricultural Land Commission Act* and consistent with Metchosin's rural character.	Having an objective about farm worker housing maintains flexibility for Council, avoids policy commitment, and still responds to challenges presented with farm worker housing as a potential housing gap. The Housing Needs Report and public engagement have identified limited rental, affordable, and worker-specific housing options. Having an objective would allow Council to consider supporting housing for legitimate agricultural purposes, while avoiding speculative or inappropriate development in the ALR or non-ALR lands. Council could consider more specific OCP policies, such as exploring a Temporary Use Permit for farm worker housing. Or, Council could consider an OCP policy now, part of this housing update process which would commit the District to exploring (TUPs) for on-farm worker housing.

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 3, Section 3.3 **Change Text**	**Part 3 AGRICULTURE** 3.3 POLICIES 3.3.11 The maximum density shall not exceed one dwelling unit per lot except: (1) Where a lot is classified as a farm pursuant to the Assessment Act and the sole purpose of the additional dwelling unit is to provide housing for employees working on that farm, and the lot is 4 hectares (9.9 acres) or more, one additional dwelling unit in the form of a manufactured home may be permitted; or (2) where permitted in the Land Use Bylaw.	**Part 3 AGRICULTURE** 3.3 POLICIES 3.3.11 The maximum density shall not exceed one dwelling unit per lot except where permitted in the Land Use Bylaw.	This policy is no longer consistent with new ALC legislation because it allows a second dwelling (a mobile home for a farm worker) as-of-right, based on farm status and lot size, without requiring specific approval from the ALC - which the post-2019 legislation no longer permits. This contradicts ALC regulations because: It limits who can live in the second home (only farm workers) - but ALC no longer requires this, and It also specifies the form (a mobile home) - but the ALC now allows multiple forms (a standalone dwelling, a manufactured home or a carriage house)
Part 3, Section 3.3 **Change text**	**Part 3 AGRICULTURE** 3.3 POLICIES 3.3.12 Only one secondary suite shall be permitted per parcel subject to the Land Use Bylaw.	**Part 3 AGRICULTURE** 3.3 POLICIES 3.3.12 Support the inclusion of one accessory dwelling unit per principal dwelling—such as a secondary suite, detached secondary suite, or carriage house—to increase housing diversity and affordability in a manner consistent he *Agricultural Land Commission Act* and with Metchosin's rural character.	Amended to add more intent and direction and to align with ALC legislation, as explained above.

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 6, section 6.1 **Add new section**	**Part 6 RESIDENTIAL** 6.1 BACKGROUND *See page 47 of the OCP Bylaw on the District of Metchosin website for the content of this section.* ...Metchosin has provided a choice of rural lifestyles (large lots, hobby farming and full-time farming on large holdings) and it is the intent of this Plan to maintain these opportunities as desirable alternatives to urban living.	**Part 6 RESIDENTIAL** 6.1 Metchosin Housing Needs Snapshot The District's 2021 Housing Needs Report identifies key housing needs as follows: See Appendix C for a copy of the housing needs snapshot table. The following provides a summary of how the OCP meets the legislative requirements regarding housing and the seven classes of housing need (Local Government Act s.473, 473.1 and Housing Needs Reports Regulation s.8(1)(b)): See Appendix d for a copy of the summary for meeting housing legislation. Metchosin has provided a choice of rural lifestyles (large lots, hobby farming and full-time farming on large holdings) and it is the intent of this Plan to maintain these opportunities as desirable alternatives to urban living.	The content originally found under Section 6.1 Background in Part 6 RESIDENTIAL has been relocated to Part 1 Background, Section 1.6.1 to better reflect its focus on the historical growth of Metchosin which is more appropriately placed in the introductory section of the OCP. A table was added highlighting key housing needs. A summary table was added to clearly demonstrate how the OCP addresses all 7 classes of housing need. It makes it easier to see at a glance how Metchosin is responding to all housing needs, and this approach shows alignment without needing to reference each housing need within every individual policy or objective
Part 6 Section 6.2 **Change text**	**Part 6 RESIDENTIAL** 6.2 Objectives 6.2.8 To provide opportunity for a range of housing types, size, prices and tenure consistent with maintaining a rural community.	**Part 6 RESIDENTIAL** 6.2 Objectives 6.2.8 To provide opportunities that support a range of housing needs – including affordable housing, rental housing, housing for families, seniors, and individuals with special needs - through a diversity of housing types, size, prices and tenure, consistent with maintaining a rural community.	Expanded on this objective to include more housing needs as per Provincial requirements.

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 6 Section 6.2 **Add new objectives**	**Part 6 RESIDENTIAL** 6.2 Objectives	**Part 6 RESIDENTIAL** 6.2 Objectives 6.2.11 To collaborate with partners, regional bodies, and government to address homelessness, support affordable housing, and meet local housing needs consistent with Metchosin's rural community.	Addressing housing challenges, requires collaboration beyond Metchosin's local capacity. Proposed objective 6.2.11 acknowledges that Metchosin will work together with other governments and agencies to address housing and social issues, while maintaining rural identity. It addresses regional collaboration while also recognizing local housing needs, giving the OCP room to support small-scale, rural-appropriate solutions.
Part 6 Section 6.2 **Add new objective**	**Part 6 RESIDENTIAL** 6.2 Objectives	**Part 6 RESIDENTIAL** 6.2 Objectives 6.2.12 To improve access to affordable rental housing options in a manner consistent with Metchosin's rural character.	This objective is an intention to improve affordability and availability of rental housing because rental stock is limited - and there are creative ways to do that, which is where the policy comes in: *Encourage partnerships with housing facilitators that optimize the use of existing housing stock to increase affordable rental options consistent with rural community values.*
Part 6, Section 6.3 **delete text**	**Part 6 RESIDENTIAL** 6.3 General Residential Policies 6.3.2 One secondary suite may be permitted per dwelling unit subject to the Land Use Bylaw.		This policy is a repeat of policy 6.3.6(a). Can be deleted.

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 6 Section 6.3 **Add new policy**		**Part 6 RESIDENTIAL** 6.3 General Residential Policies 6.3.5 Support small-scale communal seniors housing that respects Metchosin's rural character and available servicing capacity	Downsizing, and staying in the community as a senior was a key finding in the housing needs report and in the housing survey. This policy allows the district to provide a specific type of housing for independent seniors with specific regulations in the Land Use Bylaw.
Part 6 Section 6.3 **Amend text and add a new subsection**	**Part 6 RESIDENTIAL** 6.3 General Residential Policies 6.3.6 Affordable housing shall be encouraged in Metchosin and shall consist of the following policies: (1) One secondary suite per dwelling unit shall be permitted in all residential designations subject to the Land Use Bylaw. (2) Manufactured homes shall be permitted as the principal dwelling unit in all residential designations subject to the Land Use Bylaw and the Building Bylaw. (3) Home businesses shall be a permitted use in all residential designations in order to assist home owners to supplement household income through home businesses as defined by the Land Use Bylaw. (4) Community care facilities tending to 6 or fewer adults are permitted in the principal dwelling in all residential designations.	**Part 6 RESIDENTIAL** 6.3 General Residential Policies 6.3.6 To support affordable and rental housing for families, seniors, and residents with special needs, the District encourages the following in all residential designations, subject to the Land Use Bylaw and Building Bylaw: (1) Allow one accessory dwelling unit per principal dwelling—such as a secondary suite, detached suite, or carriage house—to increase housing diversity and affordability in a manner consistent with Metchosin's rural character (2) Permit manufactured homes as the principal dwelling (3) Allow home businesses to help supplement household income (4) Permit community care facilities tending up to six adults within the principal dwelling (5) Promote universal design in new dwellings, renovations, and accessory dwelling units to improve accessibility and support aging in place	"consist" is more appropriatly used in a regulatory bylaw (Land Use Bylaw) than in an OCP. "Encourages" aligns with the guiding high-level nature of an OCP. Tidied up the text to make it less repetitive by saying "subject to the Land Use Bylaw" only once instead of three seperate times. Expanded the policy to include more housing need classes to align with Provincial requirements. added (5) to supports aging in place, improve accessibility for all, and this policy encourages best practice without adding regulatory burden.

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 6 Section 6.3 **Add new policies**		**Part 6 RESIDENTIAL** 6.3 General Residential Policies 6.3.7 Regularly update the District's Housing Needs Report in compliance with provincial requirements, while advocating for exemptions or tailored approaches that reflect the unique circumstances of small, rural communities such as Metchosin. 6.3.8 Advocate to Island Health and relevant ministries for increased investment in rural delivery of supportive housing services, including outreach, home care, and mental health supports that allow residents to remain in the community. 6.3.9 Collaborate with the Capital Regional District (CRD), housing agencies, and regional partners to support initiatives that address homelessness and improve access to affordable housing. Participate in regional data collection, community engagement, and strategy development to identify and respond to local housing and poverty-related needs 6.3.10 Encourage partnerships with housing facilitators that optimize the use of existing housing stock to increase affordable rental options consistent with rural community values.	Policy 6.3.7 meets legislative requirements, it shows that the District understands its housing profile and is planning proactively, it can support funding and partnerships, and protects rural interests. Policy 6.3.8 helps ensure rural residents, especially seniors, people with disabilities, low-income, caregivers, families. Strengthens advocacy. Policy 6.3.9 helps the District understand who is at risk. The policy does not imply Metchosin must build shelters. Instead, collaboration allows the District to be part of broader regional strategies. Policy 6.3.10 - there are some cool partnership ideas out there to help housing needs. Happipad is one example of a canadian non-profit organization that creates affordable long-term rental housing by unlocking hidden housing supply through spare bedrooms in existing homes. It matches people based on lifestyle compatibility, preferences, and needs and helps facilitate rental agreements, provides support during the rental period, and handles payments.

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 6 section 6.3 **Add new policy**		**Part 6 RESIDENTIAL** 6.3 General Residential Policies 6.3.11 Encourage the clustering of residential buildings to minimize land disturbance, protect natural features, and maintain the rural character of Metchosin, while allowing flexibility for alternative siting in response to environmental or topographic conditions	This policy is here for a few reasons: 1. a higher number of variances to locate detached secondary suites outside of the 15 meters maximum setback are being applied for. SInce, Council may consider variances in siting where environmental, topographic, or other site-specific conditions justify alternative locations that align with the policy's intent to preserve natural features and rural character.
Part 6 Section 6.3 **Add new policy**		Part 6 RESIDENTIAL 6.3 General Residential Policies 6.3.12 Support the voluntary legalization of existing secondary suites and detached accessory dwellings by providing clear guidance to property owners, encouraging compliance with health and safety standards, and streamlining the permitting process where appropriate	Including this policy is proactive because it's aknowledging there are already suites out there. This policy supports bringing more suite rental stock into the legal market, and it focuses on support not just compliance. Develop a homeowners guide to legalizing existing suites, outlining zoning, Building Code and safety requirements.

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 14 **Amend Text**	**Part 14 METCHOSIN REGIONAL CONTEXT STATEMENT** Section 1.5 of the OCP notes that in 2010, the last OCP update, Metchosin was still not expected to reach the population growth projections contained in the District's first (1986) OCP within a 20-year timeline. The OCP continues to be an effective tool in championing the rural lifestyle, agricultural economy and low growth policies, as evidenced by the limited growth in Metchosin over its 35 years as a municipality.	**Part 14 METCHOSIN REGIONAL CONTEXT STATEMENT** **Growth Projections** The OCP contains policies that support the growth projections contained in section 1.6. It is anticipated that much of the growth referenced in the population estimates will be directed to neighbouring West Shore communities of Colwood, Langford and Sooke, consistent with the target to accommodate at least 95% of the region's new dwelling units within the Urban Containment Policy Area. The stable population is due to a combination of the District's location outside the Urban Containment Policy Area, as well as Metchosin's commitment to consistent OCP and Land Use policies that limit growth. The District's current OCP land use designations have the ability to accommodate some growth over time, but this will continue to be limited through the District's land use and servicing policies which have been effective tools to curtail growth. The District's OCP therefore has policies in place to enable limited growth referenced in the RGS while ensuring that any growth that does occur is consistent with the values and policies within the OCP. Section 1.6 of the OCP presents three growth scenarios - low, medium, and high with the low-growth projection scenario most likely. The low growth scenario proposes a population projection of 6,080; a projection that is below 6,170, the District's first (1986) OCP 20-year projection. The OCP continues to be an effective tool in championing the rural lifestyle, agricultural economy and low growth policies, as evidenced by the limited growth in Metchosin over its 41 years as a municipality.	Technical changes made to align data references (e.g., population, housing, housing needs) with current census and statistical data

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 14 **Amend Text**	**Part 14 METCHOSIN REGIONAL CONTEXT STATEMENT** 14.3.2 Improve Housing Affordability Section 6.3.6 of the OCP encourages affordable housing options through secondary suites, detached suites, as well as the ability to have manufactured homes as principal dwellings, supplement income through home businesses, and locate community care facilities in all residential designations. Together these options provide opportunities to address the increased cost of housing in the District, but also encourage housing that enables aging in place for seniors in the community. The District continues to encourage suites and the conversion of existing accessory buildings to residential units to increase the supply of affordable housing in the District. The District will be working on a housing needs assessment as part of a cooperative effort with other municipalities to identify the current and anticipated future issues concerning market and non-market housing affordability for no, low and middle income and special needs households. The assessment will identify the number of people in core housing need or homeless and involve the community in a strategy to address how those numbers can be reduced, and any issues identified by the needs assessment.	**Part 14 METCHOSIN REGIONAL CONTEXT STATEMENT** 14.3.2 Improve Housing Affordability Section 6.3.6 of the OCP encourages affordable housing options through accessory dwelling units, as well as the ability to have manufactured homes as principal dwellings, supplement income through home businesses, locate community care facilities in all residential designations, encourage communal seniors housing, partnerships, collaboration and advocacy. Together these options provide opportunities to address the increased cost of housing in the District, but also encourage housing that enables aging in place for seniors in the community.	Updates made to reflect new policies and to remove the portion referencing the housing needs assessment .

Section/ Action	Current Text	Proposed Changes	Reason for Change
		Housekeeping Amendments Update references to legislation to reflect current laws and section numbers Update OCP maps to incorporate all land use and boundary changes made since 2010 Update maps and legal descriptions within the CENTRE MOUNTAIN DEVELOPMENT PERMIT AREA to reflect the boundary adjustment changes.	These housekeeping items and Updated maps will be presented when bylaws are presented for readings.

Attachment B: Proposed Land Use Bylaw (LUB) Changes Summary Table

Proposed LUB Change	Reason for Change/ Issue Addressed	Related OCP Policy/ Objective	Comments/Implementation Notes
1. Add definition for "Accessory Dwelling Unit" (ADU) ***Accessory Dwelling Unit*** *means a self-contained dwelling unit located on the same lot as a principal dwelling, and is secondary and subordinate in use, size, and function to the principal dwelling unit on the lot. Accessory dwelling units include its own cooking, sleeping, and bathroom facilities and share the same ownership as the principal dwelling. Includes secondary suites within the principal dwelling or detached units in the form of detached secondary suites or carriage houses.*	A clear definition ensures that terms like secondary suite, detached secondary suite, and carriage house are consistently understood as forms of Accessory Dwelling Units It also helps avoid confusion between different housing types and how they are regulated.	Supports EXISTING OCP objective to provide a diversity of housing types while maintaining rural character	
2. Amended defintions for "Detached Secondary Suite" and "Secondary Suite"	To add that these dwelling types are a type of Accessory Dwelling Unit to be consistent with Carriage house definition.	Supports EXISTING OCP objective to provide a diversity of housing types while maintaining rural character	

Proposed LUB Change	Reason for Change/ Issue Addressed	Related OCP Policy/ Objective	Comments/Implementation Notes
3. Permit Carriage Houses as a type of Accessory Dwelling Unit (up to 90 sq.m) **4. Increase the size of a detached secondary suite to 90 sq.m.**	To support housing diversity for rentals, aging in place, multigenerational living, families, caregivers, students. Homeownership is unaffordable for lone-parent families and no purpose-built family-sized rental housing (e.g., 2–3 bedroom units) are available were two key issued identified in the Housing Needs Report and Housing Survey result. Increasing the size to 90 sq.m. (968 sq.ft.) would allow for 2-bedrooms comfortably. Flexible size limits make it easier for existing over-sized or informal units to be legalized, improving safety, taxation, and rental availability. Builders and homeowners may be more likely to invest in a new suite if size limits allow for a functional design or more flexibility for accessibility and/or privacy.	Supports EXISTING OCP objective to provide a diversity of housing types while maintaining rural character	Add definition for "Carriage House" ***Carriage House*** *means an accessory dwelling unit that is wholly contained on the upper floor of a detached accessory building and is located on the same lot as a principal dwelling.* Add regulations for maximum height when combined with an accessory building, parking requirements, home business, minimum lot size of 0.8 ha (same as detached secondary suite)

Proposed LUB Change	Reason for Change/ Issue Addressed	Related OCP Policy/ Objective	Comments/Implementation Notes
5. Clarify that tiny homes on foundations (permanently affixed) would qualify as detached secondary suites under existing defintion	Respond to evolving housing forms and support affordability	Supports EXISTING OCP objective to provide a diversity of housing types while maintaining rural character.	From a zoning standpoint, a permanently affixed tiny home (on a foundation) that complies with the Land Use Bylaw's regulations (e.g., floor area, setbacks, height, and accessory dwelling definitions) can qualify as a detached secondary suite. While the Land Use Bylaw defines where and what type of dwelling may be permitted, all new dwellings — including tiny homes — must comply with the BC Building Code and be reviewed through the building permit process to ensure full compliance with the BC Building Code and local building regulations. Movable Tiny Homes (on wheels or trailer chassis) present challenges for owners wanting to use as a residence because these trailer-mounted homes (similar to an RV) cannot meet the requirements of the BC Building Code with regards to safety, septic service, ventilation, etc. The District could consider developing building safety advisory guidelines specific to movable tiny homes (e.g., on wheels or trailer chassis), (similar to Sooke's) to educate and clarify the building code requirements for tiny homes on wheels.
6. Update definition of "family"to reflect modern inclusive language	Ensure clarity and inclusivity in zoning interpretation	Supports EXISTING OCP objective to provide a diversity of housing types while maintaining rural character.	

Proposed LUB Change	Reason for Change/ Issue Addressed	Related OCP Policy/ Objective	Comments/Implementation Notes
7. Allow "Communal Seniors Housing" (e.g. Abbeyfield model) in residential zones, except not on ALR	Support aging in place and address housing gaps for seniors. Allows downsizing, and rental options for independent seniors while still fitting within the rural context (specific regulations & conditions of this type of housing will ensure this)	NEW OCP POLICY *Support small-scale communal seniors housing that respects Metchosin's rural character and available servicing capacity* Supports EXISTING (although rephrased) OCP Objective. *To provide opportunities that support a range of housing needs – including affordable housing, rental housing, housing for families, seniors, and individuals with special needs - through a diversity of housing types, size, prices and tenure consistent with maintaining a rural community.*	Added a defintion and regulations. Permitted on the following residential zones: UP, UP1, UP2, RU, and AR1 zones. Have conditions: Must be on a lot that is at least 1 hectare in size; Be within a single residential building. Have not more than 10 senior residents living in private rooms with shared common areas (e.g., kitchen, dining, and living space). Allow one (1) resident staff member or coordinato can live on-site. Must be owned or operated by a non-profit society, co-operative, or registered charity, or otherwise designed for communal living by seniors aged 60 or older. Require on-site management or oversight, but clarify it is not a licensed community care facility under the Community Care and Assisted Living Act. Complies with applicable servicing requirements, including potable water supply and on-site septic disposal system. Meets the requirements of the Land Use Bylaw and the BC Building Code for residential occupancy.

Proposed LUB Change	Reason for Change/ Issue Addressed	Related OCP Policy/ Objective	Comments/Implementation Notes
8. Increase the size of a secondary suite to 120 sq.m (1291 sq.ft)	increasing the maximum size of a secondary suite to 120 sq.m from 90 sq.m can support greater housing flexibility. Larger suites can better accommodate individuals with disabilities, seniors, or others with specific space or layout needs.More space allows for features like wider hallways, accessible bathrooms, or additional bedrooms. Larger secondary suites provide a more viable and attractive long-term rental option.Can appeal to small families or couples, not just single renters. Fits within the rural context.	**PROPOSED POLICY** *Promote universal design in new dwellings, renovations, and accessory dwelling units to improve accessibility and support aging in place* Supports EXISTING OCP objective (although rephrased) *To provide opportunities that support a range of housing needs – including affordable housing, rental housing, housing for families, seniors, and individuals with special needs - through a diversity of housing types, size, prices and tenure consistent with maintaining a rural community.*	The BC Building Code, 2018 has been updated to provide local governments with more options for land use planning including removing size restrictions and percentage distribution of floor space of the secondary suite to the habitable space of the building

Proposed LUB Change	Reason for Change/ Issue Addressed	Related OCP Policy/ Objective	Comments/Implementation Notes
9. Delete Section 51(3)(b) in the AG (ALR) Zone	This policy is no longer consistent with new ALC legislation because it allows a second dwelling (a mobile home for a farm worker) as-of-right, based on farm status and lot size, without requiring specific approval from the ALC - which the post-2019 legislation no longer permits. This contradicts ALC regulations because it limits who can live in the second home (only farm workers) - but ALC no longer requires this, and it also specifies the form (a mobile home) - but the ALC now allows multiple forms (a standalone dwelling, a manufactured home or a carriage house		On ALR land, the ALC legislation now permits: One principal residence with a secondary suite (total floor area of up to 500 m2) and one additional residence, without an application to the ALC, if it is less than 90 m2 in total floor area and it complies with local government zoning and building bylaws. An additional residence can be used for any purpose (not just farm help) - e.g., family, renters, seniors, etc. The additional residence can be in the form of: A standalone dwelling, a manufactured home or carriage house (i.e., integrated with an accessory building)
10. Amend Section 52(3)(a)(b) in the AG1 (ALR) Zone	"There shall not be more than 2 dwellings on a lot,"This is generally consistent with the current ALC legislation — as long as the two dwellings are allowed in accordance with ALC regulations. Under the ALC Act and the ALC Regulation, landowners may have: 1.One principal residence (with secondary suite); and 2.One additional residence, without ALC approval, if it meets ALC conditions (size 90 m2, siting, and form). The additional residence does not need to house farm workers, and may be used for family, rental, etc.		
11. Housekeeping Changes	many updates are required to correct outdated legislative references		

Housing Need	Key Issues Identified	Implications
Affordable Housing	Median incomes in Metchosin can't afford current market housing (especially detached homes).Lone-parent and one-person households are most affected.	Traditional housing types are unaffordable for many; need for lower-cost alternatives
Rental Housing	Metchosin has no primary rental units; all rental housing is informal or secondary. Rental households grew from 14% to 22% between 2006 and 2016.	There is demand for rental housing, especially for seniors, lone-parent families, young adults, or low-income families.
Seniors Housing	Aging population. Current housing stock may lack accessibility and care options. 6 seniors were on the BC Housing waitlist as of 2020	Seniors more difficult to "age in place" without downsizing or supportive options
Special Needs Housing	Income supports for people with disabilities are very low ($375/month for rent). Lack of accessible housing options locally·	People with disabilities may be forced to leave Metchosin or live in unsuitable conditions if housing is unavailable or inaccessible.
Housing for Families	Homeownership is unaffordable for lone-parent families. No purpose-built family-sized rental housing (e.g., 2–3 bedroom units).	Families, especially renters, face significant housing barriers
Shelters and housing for those experiencing or at	CRD-wide homelessness is increasing (1,523 people counted in 2020). While Metchosin may not have visible homelessness, hidden homelessness likely exists.	While not highly visible, Metchosin must be part of the regional housing system

Attachment D - Draft Summary of OCP Objectives and Policies by Housing Need Category

Includes proposed changes to address all seven legislated housing need categories

The following provides a summary table of how the OCP addresses all seven classes of housing need to meet the legislative requirements regarding housing (*Local Government Act* s.473, 473.1 and *Housing Needs Reports Regulation* s.8(1)(b)):

Provincial Requirement	Within this OCP
Statements and map designations for the approximate location, amount, type, and density of residential development needed for at least the next 20 years	Part 1 - Sections 1.5, 1.6, 1.6.1, 1.6.2, 1.6.3 Part 6
Housing policies that address 1) Affordable housing	Part 6: objectives 6.2.8, 6.2.11, 6.2.13 policies 6.3.6, 6.3.8, 6.3.9, 6.3.10
Housing policies that address 2) Rental housing	Part 6: Objectives 6.2.7, 6.2.8, 6.2.13 policies 6.3.6, 6.3.10, 6.3.12
Housing policies that address 3) Special needs housing	Part 6: objectives 6.2.7, 6.2.8, 6.2.11, 6.2.13 policies 6.3.6, 6.3.8
Housing policies that address 4) Seniors' housing	Part 6: objectives 6.2.7, 6.2.8, 6.2.12 policies 6.3.5, 6.3.6, 6.3.8, 6.3.9, 6.3.10
Housing policies that address 5) Family housing	Part 6: objectives 6.2.7, 6.2.8 policies 6.3.6, 6.3.7, 6.3.12
Housing policies that address 6) Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness	Part 6: objectives 6.2.11 policies 6.3.8, 6.3.9, 6.3.10
Housing policies that address 7) Housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit, or other alternative forms of transportation	Part 10: objectives 10.2.2, 10.2.7 policies 10.3.5, 10.3.6, 10.3.7 Part 14: 14.3.1, 14.4.1

8. Reports for Action

A. OCP 2025 Housing Update – What We Heard Report

The Planning Consultant presented a summary of the Phase 1 public engagement findings for the 2025 Housing Review Update. The presentation included information on:

- Provincial legislation;
- Phase 1 engagement process;
- Key findings, comments and concerns;
- Next steps; and
- Recommendations.

Council Clarification:

Council members sought clarification on:

- Requirements and timeline for Council decisions;
- Balancing all housing needs;
- Senior housing needs;
- Community desired suite size and rationale; and
- Possible regional approaches.

Council Discussion:

Council members discussed:

- Balancing rural preservation and housing needs;
- Survey demographic;
- Water and housing capacity;
- Economic challenges;
- Balancing technical requirements;
- Partnerships;
- Alternative housing options; and
- cluster housing.

RES 96-2025
Moved and Seconded by Councillor Shukin and Councillor Donaldson
THAT Council receives the 2025 OCP Housing Update – What We Heard Report;

AND THAT Council direct staff to report back with policy options that respond to key findings of the Housing Survey, as part of the next step of drafting changes;

AND THAT Council directs staff to proceed with drafting changes as the next steps of the OCP 2025 Housing Update process.

CARRIED

Report to Council

To:	Bob Payette, Chief Administrative Officer	File No: 6970-20
From:	Planner	
Date:	September 15, 2025	
Subject:	OCP 2025 Housing Update – What We Heard Report	

RECOMMENDATION:
THAT Council receives the 2025 OCP Housing Update – What We Heard Report; and

THAT Council direct staff to report back with policy options that respond to key findings of the Housing Survey, as part of the next step of drafting changes; and

THAT Council directs staff to proceed to with drafting changes as the next steps of the OCP 2025 Housing Update process.

PURPOSE:

The purpose of this report is to inform Council of the public input received through the Housing Survey in a What We Learned Report – Phase 1 Engagement Findings (Attachment 1) and seek direction from Council on proceeding with the next step, which includes preparing draft OCP and Land Use Bylaw revisions that address provincial and community housing needs, for review and comment by Council, the public and key stakeholders.

BACKGROUND:

The Province has mandatory requirements for local governments to align their Official Community Plan and Land Use Bylaw with their Housing Needs Report that must be completed by the end of the year:

- Demonstrate that there is enough capacity to meet housing needs by including statements and map designations for the approximate location, amount, type, and density of residential development needed for at least the next 20 years, as identified in their Interim HNR(LGA s. 473(1)(a), 473.1 (2)(3))
- Include housing policies that address **each class of housing need** (HNRR: Section 8 (1) (b)) included in the most recent HNR (LGA s. 473.1 (4)): affordable housing; rental housing; special needs housing, seniors' housing; family housing; shelters and housing for those experiencing or at risk of homelessness; and housing close to alternative transportation infrastructure.
- Municipalities must also review, and, if necessary, amend the land use bylaw to align with the OCP, to permit the necessary use and density to accommodate at least the 20-year total number of housing units identified (LGA s. 481.7 (1) and (2)).

At a Special Council Meeting on June 30, 2025, Council:

Council Resolution
Moved and Seconded by Councillor Shukin and Councillor Donaldson THAT Council: 1) **Receive** the Housing Capacity Analysis; 2) **Confirm direction** to proceed with a housing-focused review and update of the Official Community Plan and Land Use Bylaw prioritizing the following policy areas for review: • Housing Needs Report integration; • Policy review respecting each class of housing needs required to be addressed from the Housing Needs Report; • Policies affecting short-term rental in residential areas; • Temporary housing options for farm workers. 3) **AND receive and endorse** the Community Engagement Strategy as amended, and reflecting comments as much as possible from the June 30, 2025, Special Council meeting, to include Council input, for the housing focused Official Community Plan and Land Use Bylaw review and update. **CARRIED**

PUBLIC ENGAGEMENT:

To support the OCP and Land Use Bylaw housing focused update, the first phase of public engagement included a community-wide housing survey and three community drop-in events which took place between July 3 and noon on September 8, 2025. The purpose of the engagement was to gather community perspectives on current and future housing needs in Metchosin. Additionally, the engagement aimed to raise awareness of recent changes to provincial housing legislation and the corresponding implications for the OCP and Land Use Bylaw updates.

Engagement activities included:

- Community outreach through print and a project webpage. An informational postcard with a link to the housing survey was mailed to all residences. An article was placed in the September Muse and in the August email newsletter for the Seniors Resource Centre.
- The housing survey was available online and in print between July 3 to noon September 8th, 2025, with 371 responses received.
- Three community drop-in events
- Project introduction letters emailed to stakeholders

371 survey responses were received (339 online responses and 32 paper responses). The survey questions, summary of responses and a copy of the detailed responses is provided within the "What We Heard" report. The housing survey results, and the District's Housing Needs Report provides valuable insight for how Metchosin housing needs may begin to be discussed to meet the different classes of housing need.

ANALYSIS:

The existing OCP land use designations, and the potential capacity of existing zoning in the Land Use Bylaw was reviewed as part of the Housing Capacity Analysis. The analysis determined that the District has sufficient lands identified in the OCP and Land Use Bylaw to meet the provincial 20-year anticipated housing need of 852 housing units. In the OCP, capacity is met by the presence of potentially subdividable lots (estimated 371 lots) and vacant lots (59); and several assumptions and limitations were applied as part of the analysis. Under existing zoning, there is capacity for a further 1,360 housing units. Amendments to the OCP land use designations and zoning are not needed to comply with the provincial

20-year housing capacity requirements. However, updates are required to include statements on the 20-year housing needs projections, update population projections, add a summary of housing needs (Housing Needs Report integration) to meet the technical requirements of the *Local Government Act*.

Additionally, existing housing policies were reviewed against the seven classes of housing required by the provincial legislation. It has been determined that OCP policies for five classes of housing need are needed at this time to be compliant with provincial legislation:

- Rental housing,
- Special needs housing,
- Seniors housing,
- Family housing, and
- Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness

The housing policies are found mostly within Part 6 of the OCP. Aside from density policies, the policies are written broadly for addressing housing affordability, and diversity. Some of these housing polices could be applied to different classes of housing need. The Ministry of Housing and Municipal Affairs *Proactive Planning Guidance* dated March 14, 2024, provides flexibility in how housing policies are structured.

- a single policy can address a single class of housing need, or
- a single policy can apply to multiple classes of housing need, or
- multiple policies can address a single class of housing need.

A table could also be used to link identified housing needs with relevant policies. For example:

Class of Housing Need	Applicable OCP Policies
Rental Housing	- Support for accessory dwelling units 6.2.7 To provide opportunity for a range of lifestyles based on a rural agricultural community. 6.2.8 To provide opportunity for a range of housing types, size, prices and tenure consistent with maintaining a rural community.
Special Needs Housing	- Policies supporting partnerships with non-profits 6.2.7 To provide opportunity for a range of lifestyles based on a rural agricultural community. 6.2.8 To provide opportunity for a range of housing types, size, prices and tenure consistent with maintaining a rural community.
Seniors Housing	- Support for aging-in-place
Family Housing	6.2.7 To provide opportunity for a range of lifestyles based on a rural agricultural community. 6.2.8 To provide opportunity for a range of housing types, size, prices and tenure consistent with maintaining a rural community.
Shelters & Housing for People Experiencing or at Risk of Homelessness	- Explore partnerships with external housing facilitators, (for example: Happipad, , which is an online home-sharing or co-living platform that utilizes the existing housing stock by providing homeowners the opportunity to rent out spare bedrooms or suites. -Awareness & Advocacy - providing educational resources about housing need, where to access affordable, supportive and emergency housing.

DISCUSSION:

Public Input

Protecting agricultural land, protecting the rural character and no servicing were generally the reasons noted for not supporting any housing changes. Lack of housing options was expressed, with more flexibility desired on suite regulations, more seniors housing, assisted living and alternative housing options for seniors housing, with a desire to locate in the village core. Consider more diverse housing options such as tiny homes, housing workers, carriage houses, care homes for seniors. Affordability concerns, especially the cost to own, build, rent, and high taxes. With the tight turnaround from the date the survey closed, more analysis to find key themes is required to help inform the development of OCP housing policies and land use bylaw changes to ensure they reflect community needs.

NEXT STEPS:

1. Drafting changes to:
   a) Integrate the Housing Needs Report to meet the technical requirements of the *Local Government Act*, sections 473(1)(a) and 473.1(3);
   b) Address the five classes of housing need:
      - Rental housing
      - Special needs housing
      - Seniors housing
      - Family housing
      - Shelters and housing for individuals experiencing or at risk of homelessness
   c) Include housekeeping amendments:
      - Update references to legislation to reflect current laws and section numbers
      - Update OCP maps to incorporate all land use and boundary changes made since 2010
   d) Incorporate policy options that respond to key findings of the Housing Survey

2. Present draft changes and policy options to Council in early October
3. Hold second phase of public engagement and stakeholder engagement
4. Return to Council with a draft bylaw in response to early input for consideration of First and Second Reading
5. Advance to a Public Hearing

FINANCIAL:

This project is being fully funded by the Province of BC.

OPTIONS

That Council:

OPTION 1 (Recommended Option)

1. Receive the 2025 OCP Housing Update – What We Heard Report
2. Directs staff to proceed to the next step of preparing draft changes to:
   a) Integrate the Housing Needs Report to meet the technical requirements of the *Local Government Act*, sections 473(1)(a) and 473.1(3);
   b) Address the five classes of housing need:
      - Rental housing
      - Special needs housing
      - Seniors housing
      - Family housing
      - Shelters and housing for individuals experiencing or at risk of homelessness

c) Include housekeeping amendments:
    - update references to legislation to reflect current laws and section numbers and update OCP maps to incorporate all land use and boundary changes made since 2010

d) Incorporate policy options that respond to key findings of the Housing Survey

OPTION 2

a. Receive the Receive the 2025 OCP Housing Update – What We Heard Report

b. Council could direct staff to proceed to the next step of preparing draft changes with amendments. (Council to identify the specific amendments)

Respectfully Submitted,

Tara Johnson, MCIP, RPP
Planner

ATTACHMENTS
Attachment 1: What We Heard Report – Phase 1 Engagement Findings

4 Business Arising

a. Special Community Planning Committee Recommendations, June 26, 2025, Meeting:

- **Aligning Official Community Plan and Land Use Bylaws with Housing Needs**

Council Discussion:

- Deadline for public engagement.
- Addition of the Metchosin Foundation to the list of community stakeholders.
- Council members provided comments, edits and recommendations for the public survey.

RES 61-2025
Moved and Seconded by Councillor Shukin and Councillor Donaldson
THAT Council:
1) **Receive** the Housing Capacity Analysis;
2) **Confirm direction to proceed** with a housing-focused review and update of the Official Community Plan and Land Use Bylaw prioritizing the following policy areas for review:

- Housing Needs Report integration;
- Policy review respecting each class of housing needs required to be addressed from the Housing Needs Report;
- Policies affecting short-term rental in residential areas;
- Temporary housing options for farm workers.

3) **AND receive** and endorse the Community Engagement Strategy as amended, and reflecting comments as much as possible from the June 30, 2025, Special Council meeting, to include Council input, for the housing focused Official Community Plan and Land Use Bylaw review and update.

CARRIED

Community Engagement Strategy

2025 Official Community Plan Housing Policy Review and Update

June 2025

DRAFT

BACKGROUND

Each municipality in BC is required to prepare a Housing Needs Report to identify its 5-year and 20-year housing needs. The findings must then be incorporated into the Official Community Plan (OCP). The recently completed Interim Housing Needs Report, which is appended to the Districts 2021 Housing Needs Assessment, is based on 2021 Census data, and anticipates that Metchosin will need 852 more housing units over the next 20 years. The existing OCP residential land use designations and existing zoning in the Land Use Bylaw both have the capacity to support this amount of housing units.

The Housing Needs Assessment (2021) identified the following key areas of housing need in Metchosin:

- Affordable housing
- Rental housing
- Housing for families
- Housing for seniors
- Housing for people with disabilities
- Homelessness

An OCP must include housing policies respecting each class of housing needs required to be addressed in the most recent housing needs report.

The District must now amend the OCP to incorporate the information from the Interim Housing Needs Report and the 2021 Housing Needs Assessment into the OCP by December 31, 2025, to comply with provincial legislation. This will consist of adding in the new 20-year provincial housing projections, updating demographic statistics to the 2021 census, updating population projections, and updating housing policies to address housing needs in the OCP. While provincially mandated, this process presents an opportunity to work with the community on reviewing and updating our housing policies to better support Metchosin's existing and future housing needs.

The OCP update proposes to apply a streamlined approach to consultation and engagement. There are two primary reasons for this approach:

- The scope of the OCP update is limited and focused on housing policy areas.
- A portion of the work is administrative in nature and is required to meet the technical requirements of Local Government Act sections 473 (1)(a) and 473.1 (3).

Engagement activities will be structured to reflect the limited scope of the OCP housing-focused update. Where feedback is received outside the scope of this project it will be documented for potential consideration in future work. Public engagement is planned within all phases of the project

STAKEHOLDERS

The following is a preliminary list of stakeholders. This list may be expanded as the project progresses. Due to the limited scope of the project, not all stakeholders may need to be involved.

- District of Metchosin residents & property owners
- Community interest groups may include but are not limited to:
    - Metchosin Seniors Association, Metchosin Emergency Program, Metchosin Community Association
- Council
- District Staff
- District of Metchosin Healthy Community Advisory Select Committee
- District of Metchosin Agricultural Advisory Select Committee
- Sc'ianew (Beecher Bay) First Nation
- Peninsula & Area Agricultural Commission (depending on whether proposed policy changes affect agricultural lands)
- Government Agencies may include but are not limited to: Ministry of Transportation and Infrastructure, Island Health, Agricultural Land Commission, Ministry of Agriculture, Department of National Defense, City of Colwood, City of Langford, District of Sooke, and Juan de Fuca Electoral Area, Capital Regional District (changes affecting Regional Context Statement), School District 62

COMMUNICATIONS

Project web page
A webpage will be posted on District of Metchosin website. The page will act as a main hub for project information, engagement event information, latest news and opportunities for feedback including the OCP survey and Open House.

Mailout
An informational postcard mailed to all residential addresses in Metchosin. The informational postcard will give a project summary, provide a link to the District's project webpage and a link to complete the online survey.

Print advertising
- Information on the project and the ad for the housing policy directions open house will be included in the September Metchosin Muse.
- For the Public Hearing, when it takes place, notice will be given using the Gazette, to meet provincial legislative requirements.

Email notification and formal notification
Direct outreach – to government agencies, community interest groups, select District advisory committees. Sc'ianew (Beecher Bay) First Nation will be engaged early, to introduce the project and seek preference for engagement.

ENGAGEMENT ACTIVITIES

Phase 1
- Launch project webpage
- Postcard Mailout
- Outreach to stakeholders

- Online survey
    - Community members will be invited to complete an online survey asking a range of online questions about housing types and regulations, general hopes and concerns about the future of housing to more specific questions about housing policy areas. The survey will provide the core information needed to answer the questions.

- Community drop-in events (3 proposed)
    - Drop-in events to allow community members to stop by and learn more about the provincial housing changes, the housing-focused OCP review, to ask questions and take the survey (or be provided with a link to the survey). Once dates are finalized, the dates will be advertised on the project webpage.
        - ❖ Metchosin Farmers Market – **TBD** (July or August)
        - ❖ Metchosin Seniors' Resource Centre – **TBD** (July or August)
        - ❖ Metchosin Community Day – September 7, 2025

Phase 2

- Present first round of engagement summary to Council and seek Council direction on how to proceed with drafting revisions to the OCP and Land Use Bylaw
- Presentation of draft revisions to Council for review
- Housing Policy Direction Open House for the public to review and comment on draft revisions
    - Building off the Housing Needs Report and input provided during the community engagement process, draft policy amendments to OCP and Land Use Bylaw will be prepared for Council and the public to review and comment, to allow for policy adjustments prior to initiating the statutory review process.
    - The open house is planned to be a drop in style event, with display boards to showcase the draft documents, and gather any final feedback.
- Initiate early referral process to government agencies, stakeholders, and staff

Phase 3

- Council meeting for consideration of 1st and 2nd reading
- Statutory referrals
- Public Hearing

PROPOSED KEY DATES IN PROJECT TIMELINE

- End of June 2025 : Initial Staff Report - Project kick-off
- July – September 8th, 2025: First round of public engagement
- September 15, 2025: Council Meeting to present engagement summary and receive Council direction on proceeding with preparing draft revisions
- October 6, 2025: present draft revisions to OCP and Land Use Bylaw to Council
- Mid-October 2025 (Between Oct 13 -17) – Housing Policy Directions Open House
- October 7: reach out to applicable stakeholders
- Early November 2025 – Council Meeting to present draft bylaws for consideration of 1st and 2nd reading
- All of November 2025: Statutory referral process
- End of November/ December 1, 2025: Public Hearing
- December 2025: Bylaw Adoption (Council discretion)

DRAFT PUBLIC SURVEY QUESTIONS

Survey: Aligning the Metchosin Official Community Plan and Land Use Bylaw with the Housing Needs Report

Introduction

The District is updating its Official Community Plan (OCP) and Land Use Bylaw in response to provincial requirements, introduced in 2023, to facilitate the District's housing needs from the results of the 2024 Interim Housing Needs Report, appended to the Districts 2021 Housing Needs Assessment. The 2024 Interim Housing Needs Report findings are based on the provincial standardized methodology and the most recent Census data (2021), which found that the District of Metchosin's anticipated housing need over the next 20 years (to 2041), is 852 additional housing units. The 2021 Housing Needs Assessment also identifies the following key areas of housing need in Metchosin.

- Affordable housing
- Rental housing
- Housing for families
- Housing for seniors
- Housing for people with disabilities
- Homelessness

There is sufficient capacity in the existing OCP to accommodate the 20-year housing need, and the 20-year need is also already accommodated in the Land Use Bylaw. Provincial legislation requires that the 20-year housing needs be incorporated into the OCP, and that the OCP must include housing policies that address each key area of housing needs identified in the Housing Needs Assessment. The OCP update is to incorporate the housing needs information into the OCP and to evaluate how existing OCP housing and associated policies can be revised and whether new housing policies are needed to fulfill the new legislative requirements in a manner that will align with the community housing needs.

The OCP is a long-range policy document that shapes the future of the community. This 2025 OCP and Land Use Bylaw review is focused on issues related to housing in Metchosin.

Feedback collected through this survey will help in developing draft policy updates to the OCP and Land Use Bylaw, which will be presented in draft form to Mayor & Council for review in early October and to the public for review in an open house format, in mid-October 2025.

Personal Information

Personal information is collected for the administration of District of Metchosin programs and services only, as authorized under Section 26 of the Freedom of Information and Protection of Privacy Act. The District of Metchosin does not use or disclose personal information for purposes other than that for which it is collected or a use consistent with that purpose, or with the consent of the individual whom the information is about, or otherwise in accordance with law. The District of Metchosin retains personal information only as long as necessary for the purposes of the specified program or service and as required by law.

1. What is your current living arrangement? Check all the options that apply to you.
   - ☐ I own my house or other dwelling type (e.g. mobile home, manufactured home)
   - ☐ I pay rent for a secondary suite or detached secondary suite
   - ☐ I pay rent for an entire house or other dwelling type
   - ☐ I am renting a room in a house
   - ☐ I live with friends or family
   - ☐ I am unhoused
   - ☐ I do not live in the community
   - ☐ Other

2. How many people live in your household?
   - ☐ 1
   - ☐ 2
   - ☐ 3
   - ☐ 4
   - ☐ 5 or more

3. What will your housing needs look like in 20 years?

4. How important is multi-generational housing to your family (i.e., helping family into the housing market while aging in place)
   - ☐ Not at all important
   - ☐ Slightly important
   - ☐ Important
   - ☐ Fairly Important
   - ☐ Very Important

5. Are you satisfied with your current housing situation?
   - ☐ Yes
   - ☐ No

6. If you answered "No" to Question 5, what are the challenges you face with your current housing situation? (Please describe)

7. Do you believe there are housing concerns in Metchosin? Check all that apply.
   - ☐ The available housing options are too expensive
   - ☐ The available housing options are too small
   - ☐ The available housing options are too large
   - ☐ There are not enough available housing options
   - ☐ Lack of temporary housing options for farm workers
   - ☐ The available housing is old and requires a lot of work
   - ☐ No housing concerns
   - ☐ Other (please specify)

8. The Official Community Plan encourages affordable housing options in the form of secondary suites, detached suites, manufactured homes as principal residence, home-based business and community care facilities in all residential zones. Are there other approaches to improving affordable housing options in Metchosin? If yes, please explain. If no, say no issues, or no comment.

9. Are there barriers to building a secondary suite (a self-contained living space within the primary dwelling) or a detached secondary suite in Metchosin? Check all the apply.
   - ☐ Current regulations do not allow suites to be combined with accessory buildings
   - ☐ Current regulations of 753 square feet make detached suites too small
   - ☐ Current regulations of 968 square feet make secondary suites too small
   - ☐ Cost
   - ☐ Rights and obligations of landlords
   - ☐ No barriers
   - ☐ Not interested
   - ☐ Other (please explain)

10. While keeping in mind the limitations with servicing (no municipal or regional sewer in the District, not all properties serviced with regional water) and Metchosin's rural context, are there other types of dwelling units that the District should explore allowing? Please specify.

11. Metchosin's Agricultural Plan was adopted by Council in 2024. In the agricultural survey, 46% of respondents indicated that a lack of housing for farm workers is an impediment to growing Metchosin's agricultural sector. Is there a need for the District to explore options for temporary farm worker accommodation on Agricultural Land Reserve (ALR) lands and non-ALR land?
   - ☐ Yes
   - ☐ No
   - ☐ Not applicable to me

12. If you replied "No" to Question 11, please tell us why.

13. Do you operate a short-term rental or Bed and Breakfast in Metchosin?
   - ☐ Yes, I operate a short-term rental
   - ☐ Yes, I operate a Bed and Breakfast
   - ☐ No

14. Do you believe short-term rentals have affected the availability of long term rentals in Metchosin?
   - ☐ Yes
   - ☐ No
   - ☐ No comment

15. Please tell us a little about yourself...What is your age?

- ☐ 15 and under
- ☐ 16-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65-74
- ☐ 75+

16. Are you a resident of the District of Metchosin?

- ☐ Yes
- ☐ No

Thank you for participating in this survey – your feedback is appreciated.

DRAFT

3. Reports for Action

a. Alignment of Official Community Plan & Land Use Bylaws with Provincial Housing Requirements

The District Planning Consultant presented a summary to the Committee on proposals to update the Official Community Plan (OCP) and Land Use Bylaw to meet required provincial legislation. The presentation included information on:

- Changes to provincial legislation;
- A 2024 interim housing needs report;
- Housing capacity analysis;
- Proposed scope, public engagement opportunities and timeline for the OCP and Land Use Bylaw review; and
- Staff recommendations.

Committee Discussion:

Committee members sought clarification on:

- Review requirements;
- Short-term rental requirements and policy considerations;
- Mandatory stakeholder qualifications for referral;
- Enforcement for meeting legislative requirements;
- Timeline for future reviews and updates as prescribed by provincial requirements;
- Policy review to meet community needs; and
- BC Stats population projections.

Committee members discussed:

- Levels of public engagement;
- Review needed to meet the mandatory requirements;
- Proposed amendments to the recommendations regarding public engagement and Council review;
- Further data collection on current core housing needs and community concerns;
- Considerations and suggestions for the public engagement survey questions;
- Aquifer limitations.

Moved and Seconded by Mayor Little and Councillor Donaldson
THAT the Planning Committee recommend that Council:

- Receive the Housing Capacity Analysis;

- Confirm direction to proceed with a housing-focused review and update of the Official Community Plan and Land Use Bylaw prioritizing the following policy areas for review:
  - Housing Needs Report integration;
  - Policy review respecting each class of housing needs required to be addressed from the Housing Needs Report;
  - Policies affecting short-term rental in residential areas;
  - Temporary housing options for farm workers.

- AND receive and endorse the Community Engagement Strategy, as amended to include Council input, for the housing-focused Official Community Plan and Land Use Bylaw review and update.

CARRIED

Report to the Planning Committee

To:	Bob Payette, Chief Administrative Officer	File No: 6970-20
From:	Planner	
Date:	June 18, 2025	
Subject:	**Aligning Official Community Plan and Land Use Bylaw with Housing Needs**	

PURPOSE:

Provincial legislation requires the Official Community Plan and Land Use Bylaw to be aligned with the most recent Housing Needs Report(s). The purpose of this report is to present a housing capacity analysis and to seek Council direction on proceeding with a housing-focused review and update to Official Community Plan Bylaw No. 258 and Land Use Bylaw No. 259, based on the proposed scope of work, timeline and community engagement strategy, presented as part of this report.

BACKGROUND:

In 2023, the Province of BC introduced several new statutes to increase housing density and availability in all communities in B.C., including the *Housing Supply Act*, *Short-Term Rental Accommodations Act*, and *Housing Statutes (Residential Development) Amendment Act,* 2023 (Bill 44). Bill 44 includes several implementation requirements for all local governments.

The first implementation requirement of Bill 44 was small-scale multi-unit housing (SSMUH), which the District achieved compliance with by the June 30, 2024, deadline. The minimum residential densities that were required for Metchosin under SSMUH were already permitted in the land use bylaw with the allowance of one secondary suite per dwelling in every zone, or on parcels greater than 1.98 acres (0.8 ha), either one secondary suite or one detached secondary suite per dwelling. No amendments to the bylaw were necessary. Metchosin does not have municipal or regional sewer systems (a requirement of the Province as per Local Government Act section 481.4(c)), so the entire District is exempt from housing densities of 3 units or more on a parcel.

In accordance with new Local Government Act section 473.1 and the Housing Needs Report Regulation, the second implementation requirement standardized housing need reports and local governments were mandated to complete an "Interim" Housing Need Report by January 1, 2025, to forecast housing needs for 5 and 20-year intervals, using a methodology prescribed by the Province. In the fall of 2024, Council approved an Interim Housing Needs Report, appended to the District's 2021 Housing Needs Assessment. The District's Interim Housing Need Report identifies a 20-year housing need of 852 housing units.

- *The next full Housing Needs Report is required to be completed by December 31, 2028, following the 2026 Census (data released 2027).*

The third implementation requirement of Bill 44 (section 473.1 and section 790(6) of the Local Government Act) requires that OCPs include housing policies respecting each class of housing need in the Housing Needs Report, and to ensure there is capacity in the OCP to accommodate the identified 20-year housing need, by December 31, 2025. Land Use Bylaws must then align with OCPs and accommodate the 20-year total number of housing units, by December 31, 2025.

- *Subsequent OCP and Land Use Bylaw reviews must be completed by December 31, 2030, within two years following the full Housing Needs Report, and every 5 years thereafter.*

The Local Government Act section 475 requires that when amending an OCP that Council consider whether opportunities for consultation should be early and ongoing, and specifically whether consultation is required with certain organizations.

Housing Needs Report

The 2024 Interim Housing Needs Report projects a total 5-year housing need of 285 units by 2026 and a total 20-year housing need of 852 housing units by 2041 as shown in Table 1 below. The 5-year and 20-year housing unit numbers are not housing targets and there is no requirement for these housing units to be constructed nor is there a requirement to report on construction of any these housing units.

Table 1: Total 5-year and 20-year housing need - Metchosin

Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	10.06	40.25
B. Persons Experiencing Homelessness	11.85	23.70
C. Suppressed Household Formation	27.15	108.61
D. Anticipated Growth	175.57	436.95
E. Rental Vacancy Rate Adjustment	1.38	5.52
F. Additional Local Demand	59.31	237.25
Total New Units – 5 years	**285**	
Total New Units – 20 years		**852**

ANALYSIS

OCP and Land Use Bylaw – Housing Capacity Analysis (Appendix 1)

The residential capacity of existing OCP land use designations was assessed to ensure that sufficient capacity exists as required (see Appendix 1). The analysis looked at the number of potential subdividable lots and existing vacant lots. As explained in the list of basic assumptions under the methodology section, specific lands were excluded from the capacity analysis, such as:

- all land owned by the CRD, Crown and the District of Metchosin.
- All Park land. Although zoning on many parks is residential, residential is not a potential because the lands are dedicated "park", so the minimum lot size is zero and number of residential units is zero.
- Land under the *Private Managed Forest Land Act*
- Land use designations and zones that do not meet definition of "Restricted Zone" in section 481.3 of the Local Government Act (C1, C2, CR1, CR2, CR3, CR4, M1, M2, P1, P2, P3 zones were excluded)
- Lands in the Agricultural Land Reserve (ALR) were not counted towards the final "subdivision potential" count as these applications are subject to approval by the ALC.

The analysis concludes that there is sufficient capacity in the existing OCP to accommodate the 20-year housing need, and there no requirement to increase density beyond what is currently permitted. Furthermore, the analysis also concludes that the 20-year need is also already accommodated in the Land Use Bylaw; therefore, there is no requirement to increase densities in the Land Use Bylaw. In the OCP, there is capacity to accommodate an additional 860 housing units, and the remaining zoned capacity in the Land Use Bylaw is 1,360 housing units.

The analysis also looked at building permit statistics for newly constructed dwelling units over various years, to understand current and past growth. The analysis also reviewed population projections, both past and to 2041, and projected high, medium and low growth scenarios, with a high growth scenario that supports the 20-year housing need projections.

OCP Housing Policy and Land Use Bylaw

The OCP contains policies specific to housing. The list of existing housing policies extracted from the OCP is in Appendix 2. A review of the existing policies with the 2021 Housing Needs Assessment, finds that there is a need to refine existing policy direction to allow/support/address the classes of housing needs identified in the Assessment. Currently, there are no policies which specifically address rental housing, housing for families, housing for seniors, special needs housing, and homelessness. Beyond the specified classes of housing need, local governments can also include policies addressing other types of local housing need. An example of another local housing need that could be explored is a lack of housing for farm workers, as identified in the District's recently approved Agricultural Plan.

There are housing policies affecting agricultural land in the ALR that will need to be reviewed for alignment with the changes made to the *Agricultural Land Commission Act* and *Agricultural Land Reserve Use Regulations* in December 2021. With new provincial legislation on short-term rentals, and with the 2021 Housing Needs Assessment identifying long-term rental as a housing need, exploring policy direction on short-term rental in the OCP is recommended.

Land Use Bylaw review will look at regulatory options when addressing housing needs. Any proposed changes to the land use bylaw will be required to be aligned with the OCP. There are opportunities to explore changes to the land use bylaw that would comply with existing OCP policies 6.2.2, 6.2.6, and 6.2.8. For example, the Housing Needs Assessment identifies a need for rental units that have two or more-bedrooms to accommodate families, and aging in place is a growing demand. Increasing the maximum floor area of a detached secondary suite could better support these housing needs. Another option to explore, is enabling more diversity in housing forms. One example to explore is to consider allowing a detached secondary suite to be combined with an accessory building (commonly known as a carriage house).

The housing-focused OCP and land use bylaw review is an opportunity to work with the community on reviewing and updating our housing policies and regulations, and to learn about other desired housing options that could be explored to meet housing needs.

PROPOSED SCOPE FOR OCP AND LAND USE BYLAW REVIEW

In accordance with sections 473.1 (3)(4)(5) of the Local Government Act, the next step will be to amend the Metchosin's OCP and the Land Use Bylaw. With 6 months remaining before the December 31, 2025 deadline to implement Bill 44, a **housing-focused OCP and Land Use Bylaw review and update** is proposed, with other community issues and non-residential policy areas deferred for a more comprehensive review of the OCP either as part of the mandated 2030 update or, ideally, earlier.

The OCP and Land Use Bylaw review and update is targeted to:

- Integrating the Housing Needs Report;
- Housing policy review respecting each class of housing needs required to be addressed from the Housing Needs Report, and drafting policy direction and related land use bylaw changes
- the following policy areas:
    - Policies affecting short-term rental in residential areas
    - Temporary housing options for farm workers

The integration of the Housing Needs Report into the OCP includes:

- Integrating the 20-year housing projections from the Interim Housing Needs Report into the OCP.
- Updating demographics to the latest census (2021) (section 1.5, Part 14 Regional Context Statement).
- Update table for "newly constructed dwelling units" (section 1.5).
- Update "the review of potentially subdividable lots" table (section 1.5.3).
- Housekeeping amendments to:
    - Update legislation reference sections that are outdated (e.g. reference sections to the Local Government Act)
    - Update section 14.3.2 to remove reference to "The District will be working on a Housing Need Assessment..." as this work item is completed and, in its place, provide a summary of housing needs.
    - Update OCP maps to the most current to reflect all changes since the last OCP map update in 2010.

Out of Scope Policy Areas

Given the timelines and housing focus mandated by the Province, several policy areas are proposed to be out of scope during the proposed 2025 housing-focused OCP and Land Use Bylaw review. These include:

- A comprehensive review of the OCP
- Updating the vision of the OCP
- Site-specific land use amendments
- Technical updates to existing development permit areas
- New development permit areas
- Full integration with any existing and ongoing policy development and approved plans i.e. active transportation network plan, climate action plan, agricultural plan, environment, parks, etc. There is not sufficient time or resources to integrate all work and to do so would trigger a comprehensive review of the OCP
- Farm Home Plate
- Updates to or incorporation of new flood construction levels and sea level rise data
- Updates to sections of the OCP that do not fall within the housing focused work areas unless it falls under a supportive update closely related to planning for housing.

Consultation Approach

The Local Government Act section 475 provides guidance to local governments regarding consultation obligations in respect to the amendment of an OCP. A draft Community Engagement Strategy provided in Appendix 3 meets the legislative requirements for a housing-focused OCP review and update. Concurrent engagement on related updates to the Land Use Bylaw will be incorporated within

engagement activities as appropriate. Three phases of public engagement are proposed based on the project scope of work and the deadline set by the Province to complete this work. An approximate timeline and proposed key dates of the three phases is provided below.

Proposed Timeline and Key Dates

The following highlight proposed key events and a timeline over the next 6 months, to the end of December 2025.

- **End of June 2025:** Initial Staff Report – Project Initiation
- **July – September 8th, 2025**: First round of public engagement
- **September 15, 2025:** Council Meeting to present engagement summary and present draft revisions to OCP and Land Use Bylaw
- **Early October 2025** – Housing Policy Directions Open House – an opportunity for the public to review and comment on draft revisions
- **End of October 2025** – Council Meeting to present draft bylaws for consideration of 1st and 2nd reading
- **All of November 2025**: Statutory referral process
- **End of November/ December 1, 2025**: Public Hearing
- **December 2025:** Bylaw Adoptions (Council discretion)

	2025						
	June	**July**	**August**	**Sept**	**Oct**	**Nov**	Dec
Project Initiation and First Round of Public Engagement							
Project Initiation							
Launch Project Website Launch Survey Postcard mailout 3 community drop-in events Initiate outreach to stakeholders							
Policy Development and Public Review and Refinement							
Public engagement summary, present draft revisions to OCP and LUB to Council (SEPT 15)							
Housing Policy Directions **Open House** - public review of draft revisions							
Initiate early referral to government agencies and stakeholders							
Council Approval Process							
Prepare and present OCP and LUB bylaws for 1st & 2nd reading							
Statutory Referral							
Public Hearing							
Adoption							

FINANCIAL IMPACTS

In December 2023, the District of Metchosin received a Local Government Housing Initiatives Funding program grant in the amount of $172,854. The purpose of this funding is to assist Metchosin with

implementing the housing legislation. The housing- focused OCP and Land Use Bylaw review and update will be covered by this provincial funding.

OPTIONS

That the Planning Committee recommend that Council:

OPTION 1 (Recommended Option)

a. Receive the Housing Capacity Analysis;

b. Confirm direction to proceed with a housing-focused review and update of the Official Community Plan and Land Use Bylaw prioritizing the following policy areas for review:
   - Housing Needs Report integration
   - Policy review respecting each class of housing needs required to be addressed from the Housing Needs Report;
   - Policies affecting short-term rental in residential areas
   - Temporary housing options for farm workers

c. Receive and endorse the Community Engagement Strategy for the housing-focused Official Community Plan and Land Use Bylaw review and update as presented.

OPTION 2

a. Receive the Housing Capacity Analysis;

b. Council could choose to confirm direction to proceed with a housing-focused review and update of the Official Community Plan and Land Use Bylaw prioritizing the following policy areas for review with amendments. Is so, the following motion would be:

   THAT direction is given to proceed with a housing-focused review and update of the Official Community Plan and Land Use Bylaw prioritizing the following policy areas for review with amendments. (Council to identify the specific amendments)

c. Council could choose to endorse the Community Engagement Strategy for the housing-focused Official Community and Land Use Bylaw review and update with amendments. If so, the following motion would be:

   THAT the Community Engagement Strategy for the Official Community and Zoning Bylaw Updates be endorsed with amendments. (Council to identify the specific amendments)

Respectfully Submitted,

Tara Johnson, MCIP, RPP
Planner

ATTACHMENTS
Appendix 1: Housing Capacity Analysis
Appendix 2: Existing Housing Policies and Housing Needs Snapshot (2021 Housing Needs Assessment)
Appendix 3: Draft Community Engagement Strategy

From: [redacted]
To: Mayor and. Council
Subject: Housing Policy Options
Date: November 5, 2025 10:15:06 AM

Hello

I am writing to share my thoughts on the five housing policy options proposed. My thoughts are simple and hopefully useful.

I support options 1-4 because each will address the housing crisis that we face on the island and in the province. Also, and just as important for our community, it will increase our tax base assuming that everyone gets the required permits and future property taxes are applied appropriately.

As for option five, I am unsure why these ideas require voluntary legalization? Other communities are more strict about such things and as a result have a larger tax base. Isn't there a way to insist that people at least declare accurately what is happening on their property? Enforcement isn't fun but it is unfair to the ones who do comply with the rules. Our community suffers from a shortage of money for important projects that benefit all of us and we should all be paying our share.

Metchosinites have all seen massive increases in property values over the years and paying more taxes because we are improving that value (and providing housing to the community) is appropriate.

More people living here will require, at least, more safe trails, bike paths, and a new fire hall (yeah!).

(Also, don't forget you were elected to make some hard decisions and you don't need to listen to every squeaky wheel.)

Thank you for your consideration and thank you for all your hard work!

Bye for now,
Dawn Stoll

[redacted]

From: [redacted]
To: Mayor and. Council
Subject: Planner's report on Housing and the OCP
Date: October 5, 2025 11:45:38 AM

I regret I'm not able to attend Monday's meeting but would be glad if my comments can be included in the record. I want to support the analysis and recommendations in the planner's report. I think she has summed up some key challenges facing Metchosin and proposed sensible and workable approaches that respect our rural character and support creative and appropriate responses to real needs. I particularly appreciate the focus on building pathways to legality for housing that already exists in Metchosin. Very hearty congratulations to the planner and to the many people who contributed their ideas through the survey process.

Anne Richmond

[redacted]

From: [redacted]
To: Mayor and. Council
Subject: Re: Housing Report
Date: October 6, 2025 8:51:51 AM

Dear Mayor and Council,

As someone who has lived in Metchosin for most of my life and is now raising two children here, I care deeply about the direction our community takes — especially when it comes to housing. Metchosin's rural character, open spaces, and sense of connection are what make it such a special place to call home.

Over the years, I've watched many wonderful people leave because they simply couldn't find housing — experienced farmers, young people eager to contribute, and families with so much to give. It's heartbreaking to see that kind of energy and commitment lost from our community.

I'm hopeful that Council will consider the planner's recommendations and continue exploring housing changes that make it possible for people to stay. A few thoughtful updates could make a big difference — helping young farmers get established, giving seniors more options to age in place, offering young adults a way to remain close to home, and allowing families the flexibility to support one another right here in Metchosin.

With the many crises we face as a community, a country, and a planet, we can't expect Metchosin to stay exactly as it was when it incorporated decades ago. But rather than viewing change as a threat, I encourage Council to see the opportunity — to make Metchosin more inclusive, more vibrant, more food secure, and even stronger in its core values.

Creating more housing doesn't have to mean following the path of Colwood or Langford. Communities everywhere are finding creative, careful ways to expand their housing base while still protecting the landscapes, biodiversity, and farmland they hold dear. I believe Metchosin can do the same.

Thank you for keeping an open mind as these conversations continue, and for the care and dedication you bring to this issue.

With gratitude,
Shannon Carman



From: [redacted]
To: Mayor and Council
Subject: Letter from Metchosin HICs
Date: October 6, 2025 9:38:50 AM

Dear Mayor and Council,

We would like to share a story that could easily be many families in our community.

The grandparents bought their ten-acre property here in the 1970s. At that time, Metchosin was one of the most affordable rural areas near Victoria. They were blue-collar workers who built their home and created local businesses, raised their children here, and spent decades tending a small farm that once produced vegetables, eggs, and fruit for local market. Like so many of their generation, they built their lives around hard work, self-sufficiency, and community.

Today, they are proud to still live in the same home, but time has caught up. The fields went unused for a decade, and the property has become harder to maintain. The grandfather's health is declining, and while they are determined to age in place, they know they need more help — not only with daily care, but with the work that keeps their home and land safe and functional. They currently utilize services like the Metchosin Seniors Resource Centre's volunteer drivers and the new community bus trips to the grocery store, but those supports can only go so far.

Their granddaughter, now in her thirties, has moved back with her husband and two young children to help them. They currently all live in the existing primary residence, but the space is cramped, and the young children make it difficult for their great-grandparents to get enough rest. They are making the situation work in the short term but need a more viable long-term solution for all. Over the last couple of years, they've restored parts of the old farm, planting vegetables and flowers and reopening a small farm stand. Together with another young couple in the community, they are turning unused land into something productive again, something that feeds both people and brings purpose back to our rural lands. The families' dreams are simple: to live together on the land, care for one another, and contribute to the local economy.

The property already has a small 70 m² detached suite that the grandparents rent from time to time as a short-term rental to help supplement their modest pensions. That income allows them to purchase goods from other local farms, hire a local housekeeper to turnover the vacation rental, and support small businesses such as the convenience store, pharmacy, local restaurants, and brewery. They would like to keep that suite as a source of income and potentially repurpose it one day as additional housing. Over time, the families envision that the other couple helping farm the land would buy into the property to co-own it, a modern, cooperative model that is becoming increasingly common as housing costs in Metchosin rise. With average home prices now ranging between $1.3 and $1.7 million, this kind of shared ownership is one of the only ways young working families can hope to live and contribute meaningfully here.

What they need now is the ability to create housing so their granddaughter's family can live on-site and in their own space, close enough to help daily, and be there at a moment's notice. But under Metchosin's current housing bylaws, they can't. The existing house doesn't easily allow for an attached suite, but they

could easily convert the attached garage into a carriage house.

Under the proposed housing policy changes, this would finally be possible. The recommendations to allow both an attached suite and a detached suite on ALR land would directly enable families like this one to stay together, revive farming activity, and support aging residents without adding density or altering the rural landscape. This is more than just a housing issue, it's about the sustainability of our community. Without opportunities for younger generations to live and raise families here, that balance will only continue to shift, and the heart of our community will continue to age.

Importantly, not every senior has a family member able to move in or provide care. Many older residents are now choosing to downsize and live in more communal, supportive environments where they can remain independent while sharing space, responsibilities, and social connection. Allowing flexible housing models, such as secondary suites, carriage houses, and small cooperative living arrangements, would give these residents a way to stay in Metchosin, near their friends and familiar networks, rather than having to leave the community altogether.

This example highlights how the proposed policy changes could have far-reaching benefits, not only for ALR properties but also for residentially zoned ones. The suggested changes in the housing report, such as allowing both an attached and a detached suite, or permitting slightly larger suites that can comfortably accommodate young, growing families, would provide new rental opportunities and allow for more flexible, intergenerational living. These changes would give families a way to stay connected, support aging relatives, and contribute to the local economy while preserving the rural integrity that defines Metchosin.

In addition, we encourage Council to consider opportunities to support tiny home living within this same framework. Small-space housing can provide an attainable and sustainable option for those who wish to continue living in Metchosin but cannot afford traditional housing. For some residents, whether young individuals starting out, older adults downsizing, or people pursuing simpler, low-impact lifestyles, tiny homes represent a practical and community-minded solution. Supporting this type of small, movable, or fixed tiny home living could also benefit local farming operations by creating affordable on-site accommodations for workers or family members who contribute directly to the land. Many local governments are now exploring temporary use permits and flexible guidelines to make this possible.

Importantly, this kind of balanced housing model could also help ease pressure on the long-term rental market while recognizing the role that short-term rentals can play in easing the financial burden for some homeowners. Given our aging community, the financial difficulty of farming expensive land, and the challenge for single families to purchase property in today's market, providing homeowners with the flexibility to maintain one suite as a short-term rental while still creating additional, year-round rental, farm worker, or family housing would increase the overall supply of available homes. This approach would help balance the impacts that short-term vacation rentals have had on local rental availability while still allowing residents to generate modest income to sustain their properties and livelihoods. In many cases, these short-term rentals also support local agri-tourism, helping small farms and producers attract visitors, sell their goods directly, and diversify their income. This kind of tourism is deeply consistent with Metchosin's values: it celebrates our agricultural roots, supports local food production, and keeps rural land productive. In this way, the proposed changes don't just legalize what already exists, they create a fairer, more functional housing ecosystem that strengthens our community.

It's also important to recognize that these updates would not dramatically increase Metchosin's population or change its rural character. Only a limited number of property owners would have both the desire and the financial means to construct or renovate a secondary dwelling. Historical permit data shows this clearly, applications for detached suites have remained low for years since that bylaw change. These policy updates don't force growth; they simply create opportunity and fairness for those who need it.

In addition, Metchosin has many older, legally non-conforming detached suites that exceed the current 70 m^2 limit because they were built prior to incorporation. By increasing the permitted size to 90 m^2, or potentially considering up to 112 m^2, many of these existing dwellings would become compliant under new regulations. This would allow them to be properly insured and rebuilt in the event of a structure fire, which is currently not possible under existing bylaws. Many of these buildings are original homes or cabins that have been part of Metchosin's landscape for generations, and it's in everyone's interest that they meet safety standards and remain viable.

These suggested changes would also address many of the current issues faced with existing non-conforming housing. Legalization and compliance would lead to increased property values and a stronger tax base, while also supporting local economic activity through permit and business licensing revenue, and most importantly, improving safety standards for residents. It's a smart, balanced approach that benefits both homeowners and the municipality, aligning safety, fiscal responsibility, and community well-being. It's a way to acknowledge the housing reality that already exists in our community while giving property owners a clear, legal path forward.

The reality is that our current housing policy isn't working. By addressing the actual housing needs within this community, while keeping the rural character we are all fortunate to enjoy, Metchosin can create a system that better reflects how people live today. These thoughtful adjustments would not only support families and seniors but also generate the revenue necessary to properly enforce bylaws where true problems exist: in cases of unsafe living conditions, environmental damage, or severe infractions. In this way, reforming the policy strengthens both the community and the municipality's capacity to govern effectively.

Allowing this kind of intergenerational, land-based living arrangement strengthens our community. It keeps seniors in their homes, brings younger families back, restores working farmland, and supports small local businesses through steady, local spending. It reflects the values that have always defined our community.

This story is just one example, but there are many others like it. By considering the planner's recommendations on housing flexibility, Council has the opportunity to make stories like this possible for more Metchosin families, ensuring that our community remains both rooted in its past and open to its future.

By enabling flexible, small-scale housing options, Metchosin can support both families and seniors — helping residents age in place or downsize without losing the community they love.

Thank you for considering how thoughtful policy changes can protect what makes our community special while also helping it thrive.

HICS

Sent from my iPhone
Show trimmed content

From: [redacted]
To: Mayor and. Council; Bob Payette
Date: October 6, 2025 9:57:13 AM

To: Mayor and Council

From: Betty and Larry Hildreth

Re: District Planners "Introduction of Proposed Changes".

Congratulations to Metchosin's Planner for drafting this recent report to council.
We find suggestions to be a step in the right direction - helping to bring our district up to date by adjusted OCP regulations.
The report is a good start for opening discussion and is sensitive to the abilities of our community to maintain its regulations and values.
We look forward to the discussions around this vitally important topic.
The work of Council and Staff is much appreciated.

From: [redacted]
To: Mayor and. Council
Cc: Tina Hansen; Thomasina Barnes
Subject: Housing Update
Date: October 6, 2025 10:57:19 AM

Mayor and Council,

As a resident of Metchosin, I wanted to share my support for Council to consider the planner's recommendations around housing. The current policies don't reflect how many people are living here today or the needs expressed by the community. There is already a great deal of non-conforming housing in the community, which is a clear sign of the need for more practical options.

We've heard from many residents and farmers who need alternatives, whether it's housing for family, caregivers, or farm help; to provide affordable housing options for young families who want to stay in the community; or to allow a short-term vacation rental to help offset the high costs of property and cost of living. This policy change would also allow many existing non-conforming carriage houses and dwellings, some built prior to incorporation, to finally be legalized. That would help increase taxation revenue and bring these homes into compliance.

Before committing to specific size limits for dwellings, it may be worthwhile for the District to review the size of existing non-conforming carriage houses, attached suites, and detached suites already in the community. That information could help ensure new bylaws reflect what actually exists and encourage compliance, rather than continuing the pattern of non-conforming housing. It may also be more practical to allow a mixture of dwellings up to a certain square footage, which would make it easier for secondary suites to accommodate families with children or seniors wanting to downsize but still have a reasonable living space available to them.

I believe there's a way for Metchosin to meet our housing needs without losing the rural character that makes our community unique. We are fortunate to live in a place that has the opportunity to find balance, preserving what we love while adapting to what people actually need, and in many cases, likely already have.

Thank you for your consideration.

Shari Rourke
[redacted]