

Schedule "A" of Capital Regional District Bylaw No. 2040
Juan de Fuca Land Use Bylaw

6C.0 WILDWOOD TERRACE 2 ZONE - WT-2

Bylaw 3759

6C.01 Permitted Uses

In addition to the uses permitted in Section 4.15 of Part 1 of this Bylaw, the following uses and no others shall be permitted in the Wildwood Terrace 2 WT-2 Zone:

Principal Uses:

- (a) Residential

Accessory Uses:

- (b) Secondary dwelling;
- (c) Home Based Business Categories One, Two and Three;
- (d) Horticulture;
- (e) One travel trailer or camper may be permitted in conjunction with a permitted residential use on a parcel, which may be used but not rented for the temporary accommodation of guests or visitors;
- (f) Buildings or structures accessory to the above uses pursuant to Part 1, Subsection 4.01;
- (g) One secondary suite per parcel pursuant to Part 1, Subsection 4.19.

6C.02 Minimum Parcel Size for Subdivision Purposes

- (a) Minimum parcel size for subdivision purposes is 2 ha;
- (b) For Section 946(4) of the *Local Government Act* purposes, the minimum parcel size of the remainder parcel is 2 ha.

6C.03 Density Provisions

- (a) One single-family dwelling;
- (b) One secondary dwelling;
- (c) One secondary suite;
- (d) One travel trailer or camper may be permitted in conjunction with a permitted residential use on a parcel, which may be used but not rented for the temporary accommodation of guests or visitors;
- (e) Notwithstanding item 6C.03 a), b), c), and d), on parcels less than 1 ha only one secondary dwelling or one travel trailer is permitted.
- (f) On parcels of 1 ha or more the total combined number of a secondary dwelling, secondary suite and/or travel trailer shall not exceed two.

6C.04 Height

- (a) Maximum height of principal buildings shall be 11 m;
- (b) Maximum height of secondary dwellings shall be 7.5 m.

6C.05 Parcel Coverage

Parcel coverage shall not exceed 25%.

6C.06 Maximum Size of Residential Buildings

- (a) The Total Floor Area of the primary dwelling and all accessory structures on the property shall not exceed 550 m²;
- (b) The Total Floor Area of the secondary dwelling shall not exceed 115 m².

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6C.07 Yard Requirements

No principal building or secondary dwelling shall be located within:

- (a) 7.5 m of a front parcel line;
- (b) 3 m of a side parcel line; and
- (c) 10 m of a rear parcel line.

Definition

For the purpose of the WT-2 zone the following definition will apply:

SECONDARY DWELLING means an accessory dwelling unit occupied or intended to be occupied as a permanent home or residence with living facilities, including provision for sleeping and one kitchen area.