

# DISTRICT OF SAANICH ZONING BYLAW 8200

## Protecting Rural Character and Agricultural Lands

This comprehensive bylaw balances growth with environmental protection across Saanich's diverse landscape.

### AGRICULTURAL ZONES:

- A-1 Agricultural: Primary farming zone in ALR
  - \* One dwelling + secondary suite (400 m<sup>2</sup> max combined)
  - \* Agricultural use priority
  - \* Livestock permitted with setbacks
- A-2 Agricultural Holding: Future development potential
  - \* Interim agricultural use
  - \* Limited residential development

### RURAL RESIDENTIAL ZONES:

- RU Rural: 2,000 m<sup>2</sup> minimum lots
  - \* Single family + secondary suite
  - \* Limited agricultural activities
- RU-1 Rural: 4,000 m<sup>2</sup> minimum lots
  - \* Extensive agricultural activities permitted
  - \* Rural character maintenance

### ENVIRONMENTAL PROTECTION:

- SEA Sensitive Ecosystem Areas
- WS Watershed Protection zones
- Environmental Development Permit Areas

## DEVELOPMENT STANDARDS & RURAL GUIDELINES

Saanich zoning preserves rural character while accommodating appropriate development:

### BUILDING SETBACKS & HEIGHT LIMITS:

- Agricultural buildings: 7.5m from property lines
- Livestock buildings: 30m from dwellings
- Residential buildings: 15m front, 10m rear
- Maximum height: 10 metres (most zones)

### SUBDIVISION REQUIREMENTS:

- Cluster development encouraged
- Environmental integration mandatory
- Agricultural buffers required
- On-site servicing in rural areas

### TREE PROTECTION:

- Significant trees (30cm+ diameter) protected
- Heritage trees require special permits
- 2:1 replacement requirement
- \$1,500 security deposit per tree

### WATER CONSERVATION:

- Xeriscaping requirements
- Native plant landscaping
- Irrigation efficiency standards
- Rainwater harvesting encouraged