

CAPITAL REGIONAL DISTRICT

BYLAW NO. 3474

A BYLAW TO AMEND BYLAW NO. 2040, THE "SOOKE LAND USE BYLAW, 1992"

The Regional Board of the Capital Regional District, in open meeting assembled, enacts as follows:

1. Bylaw No. 2040 being the "Sooke Land Use Bylaw, 1992" is hereby amended as follows:

a) PART 1

2.0 DEFINITIONS

1. In section 2.0 the definition of Rural Zone is amended by adding ", B" after "A".

3.0 ADMINISTRATION AND ENFORCEMENT

1. In section 3.07, on the line following "A Rural" insert "B" under the "Short Form" column and "Rural B" under the "Zone" column.

b) PART 2 2.0 RURAL ZONE -A

1. Section 2.02 is deleted in its entirety and replaced with the following:

"Minimum Parcel Size for Subdivision Purposes:

- (a) The minimum parcel size shall be 4.0 ha (9.88 acres);
- (b) For the purposes of Section 946(4) of the *Local Government Act*, the minimum parcel size shall be 4.0 ha (9.88 acres)
- (c) For the purposes of this subsection, "parcel" includes a lot created by deposit of a strata plan under the *Strata Property Act* (British Columbia)."

2. Section 2.03(d) is deleted in its entirety and replaced with the following:

"On lots of more than 4 hectares, not more than four one-family dwellings or four dwelling units."

3. Section 2.03 sub-sections (e) and (f) are deleted in their entirety.

4. A new zone, Rural B Zone - B, is added immediately before 3.0 Forestry Zone AF, to read as follows:

“2B.0 RURAL B ZONE - B

2B.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others shall be permitted in the Rural B Zone:

- (a) Agriculture;
- (b) Intensive Agriculture, except that sites for piggeries, fur farming and other similar agricultural, horticultural and animal raising activities in which the intensity and nature of the use would be materially more offensive by reason of noise, odour or appearance shall be located at least 150 m from the nearest Residential or Multiple Family Residential Zone;
- (c) Silviculture
- (d) Home Occupations Categories One, Two and Three;
- (e) One-family dwelling;
- (f) Two-family dwelling;
- (g) Animal Hospitals;
- (h) Veterinary Clinics;
- (i) One travel trailer or one camper may be permitted in conjunction with a permitted residential use on a lot, which may be used but not rented for the temporary accommodation of guests or visitors;
- (j) Two Boarders or Lodgers;
- (k) Accessory uses such as on-site logging, and pole- or post- or shake-cutting from trees grown on-site;
- (l) Finfish culture, land-based;
- (m) One secondary suite per lot pursuant to Part 1, Subsection 4.19.

2B.02 Minimum Lot Size for Subdivision Purposes

- (a) The minimum parcel size is 120.0 hectares (296.5 acres);
- (b) For the purposes of Section 946(4) of the *Local Government Act*, the minimum parcel size is 120.0 hectares (296.5 acres).
- (c) For the purposes of this subsection, "parcel" includes a lot created by deposit of a strata plan under the *Strata Property Act* (British Columbia).

2B.03 Number of Dwelling Units

The maximum density for residential buildings (comprised of one- and/or two-family dwellings) shall not exceed the following:

- (a) On lots of more than 4 ha and less than 16 ha, not more than four one-family dwellings or four dwelling units;

(b) On lots of 16 ha or more and less than 32 ha, not more than five one-family dwellings or five dwelling units;

(c) On lots of 32 ha or more, not more than eight one-family dwellings or eight dwelling units.

2B.04 **Height**

The maximum height permitted shall be 11 m.

2B.05 **Lot Coverage**

The maximum lot coverage permitted shall be 15 percent.

2B.06 **Maximum Size of Residential Buildings**

Provided that percolation and septic field requirements comply with the Sewerage System Regulation BC Reg. 326/2004:

(a) On lots of less than 1 ha in area, residential buildings and structures shall not exceed a Floor Area Ratio of 0.45 or a Total Floor Area of 418 m², whichever is less;

(b) On lots of 1 ha or more in size, residential buildings and structure shall not exceed a Floor Area Ratio of 0.45.

2B.07 **Yard Requirements for Residential Buildings**

(a) Front yards shall be a minimum of 7.5 m;

(b) Side yards shall be a minimum of 6 m except for lots of greater than 1 ha in size and where residential uses exceed a Total Floor Area of 418 m², minimum side yards shall be 15 m each side;

(c) Flanking yards shall be a minimum of 6 m CTS;

(d) Rear yards shall be a minimum of 11 m.

2B.08 **Yard Requirements for Farm Buildings**

(a) Front yards shall be a minimum of 30 m;

(b) Side, flanking and rear yards shall be a minimum of 15 m.

2B.09 **Yard Requirements for Finfish Culture, Land-Based Uses and Structures**

Front, side, flanking and rear yards shall be a minimum of 30 m.

2B.10 **Yard Requirements for Intensive Agriculture Uses and Buildings**

(a) Front yards shall be a minimum of 30 m;

(b) Side, rear and flanking yards shall be a minimum of 30 m.”

c) INCORPORATION OF THE MAPS

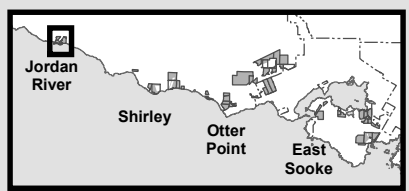
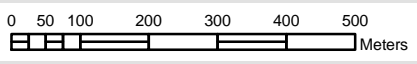
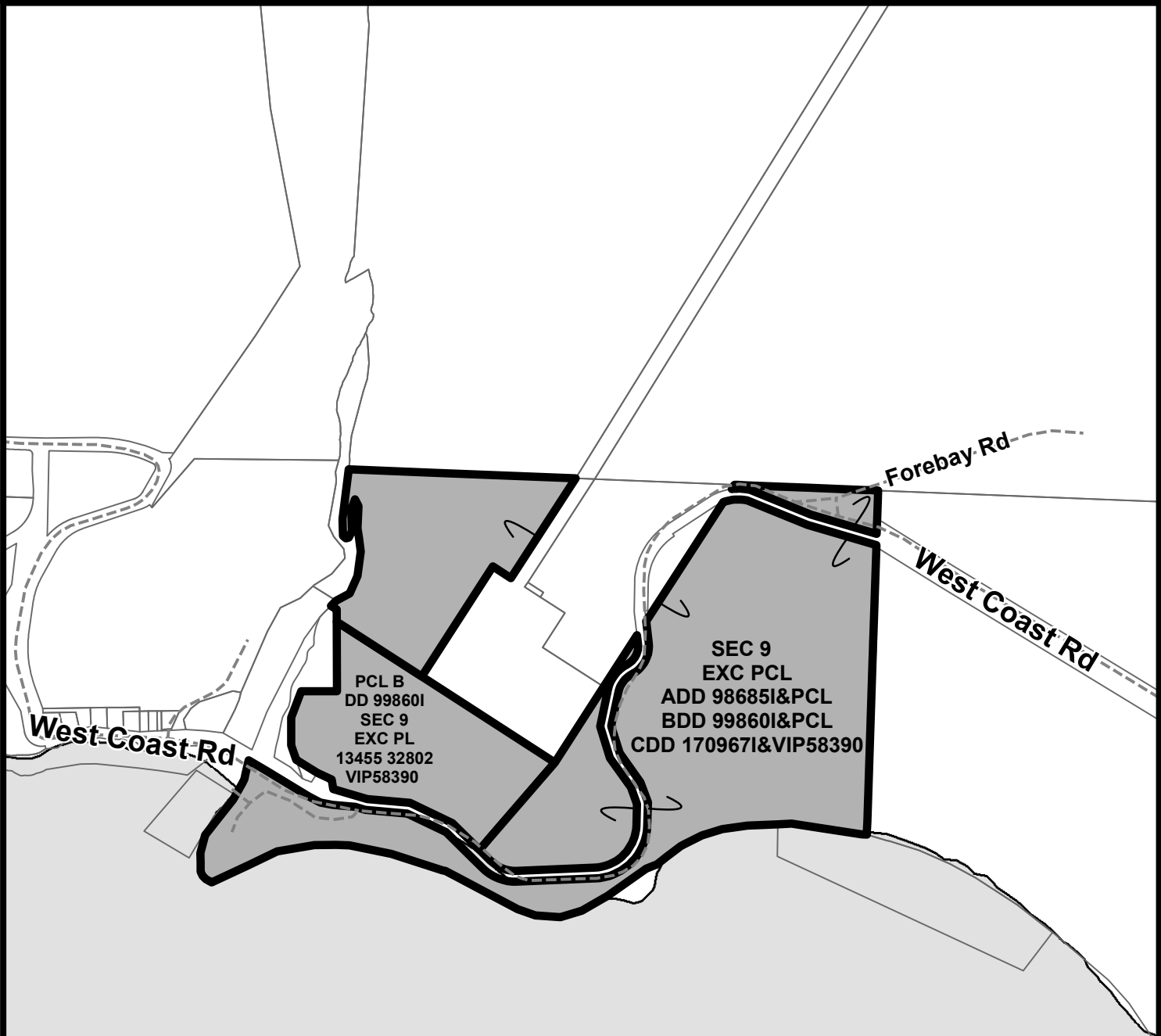
1. The lands shown shaded on Schedules 1 through 16, attached to and forming part of this bylaw are removed from the Rural Zone and placed in the Rural B Zone.
2. This bylaw may be cited as the “Sooke Land Use Bylaw, Amendment Bylaw No. 89, 2007”.

READ A FIRST TIME THIS	DAY OF	2007
READ A SECOND TIME THIS	DAY OF	2007
PUBLIC HEARING HELD THIS	DAY OF	2007
READ A THIRD TIME THIS	DAY OF	2007
ADOPTED THIS	DAY OF	2007

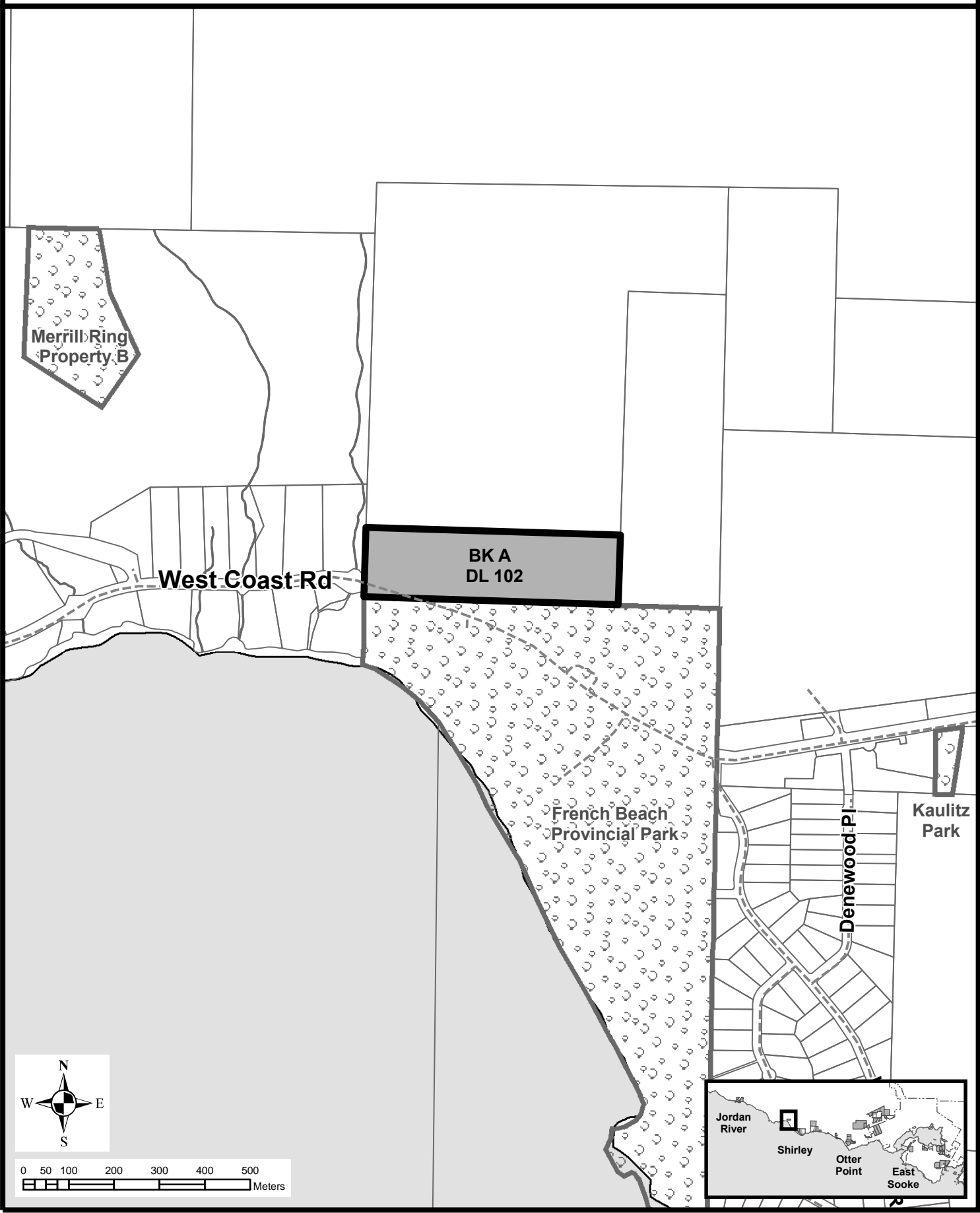
CHAIR

SECRETARY

Bylaw No. 3474 - Schedule # 1

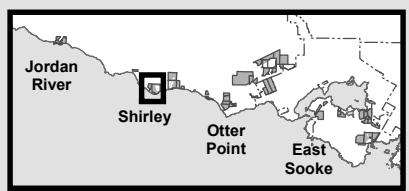
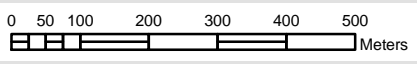
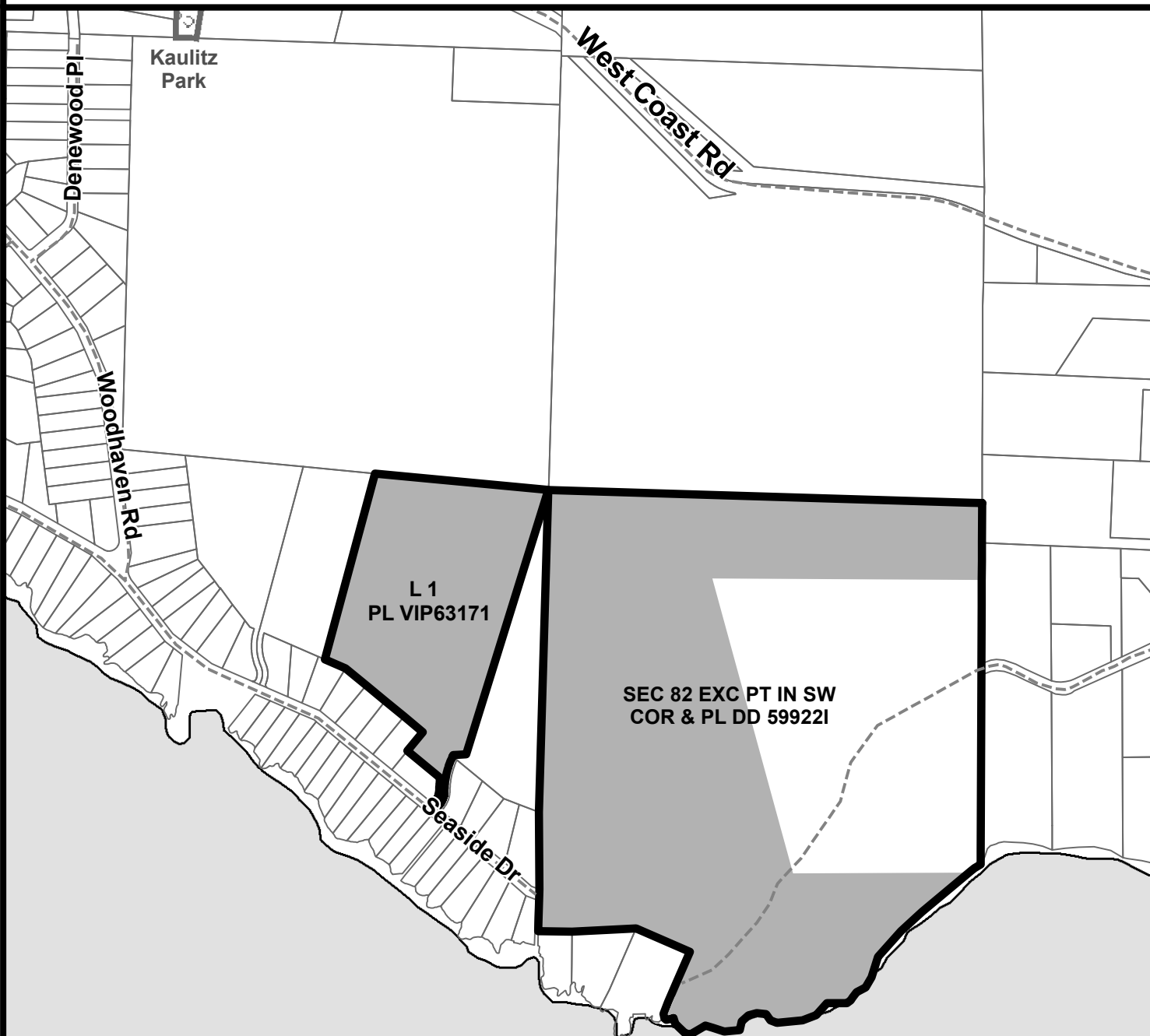


Bylaw No. 3474 - Schedule # 2



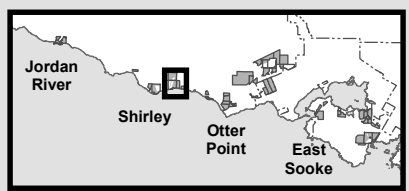
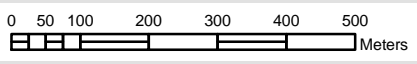
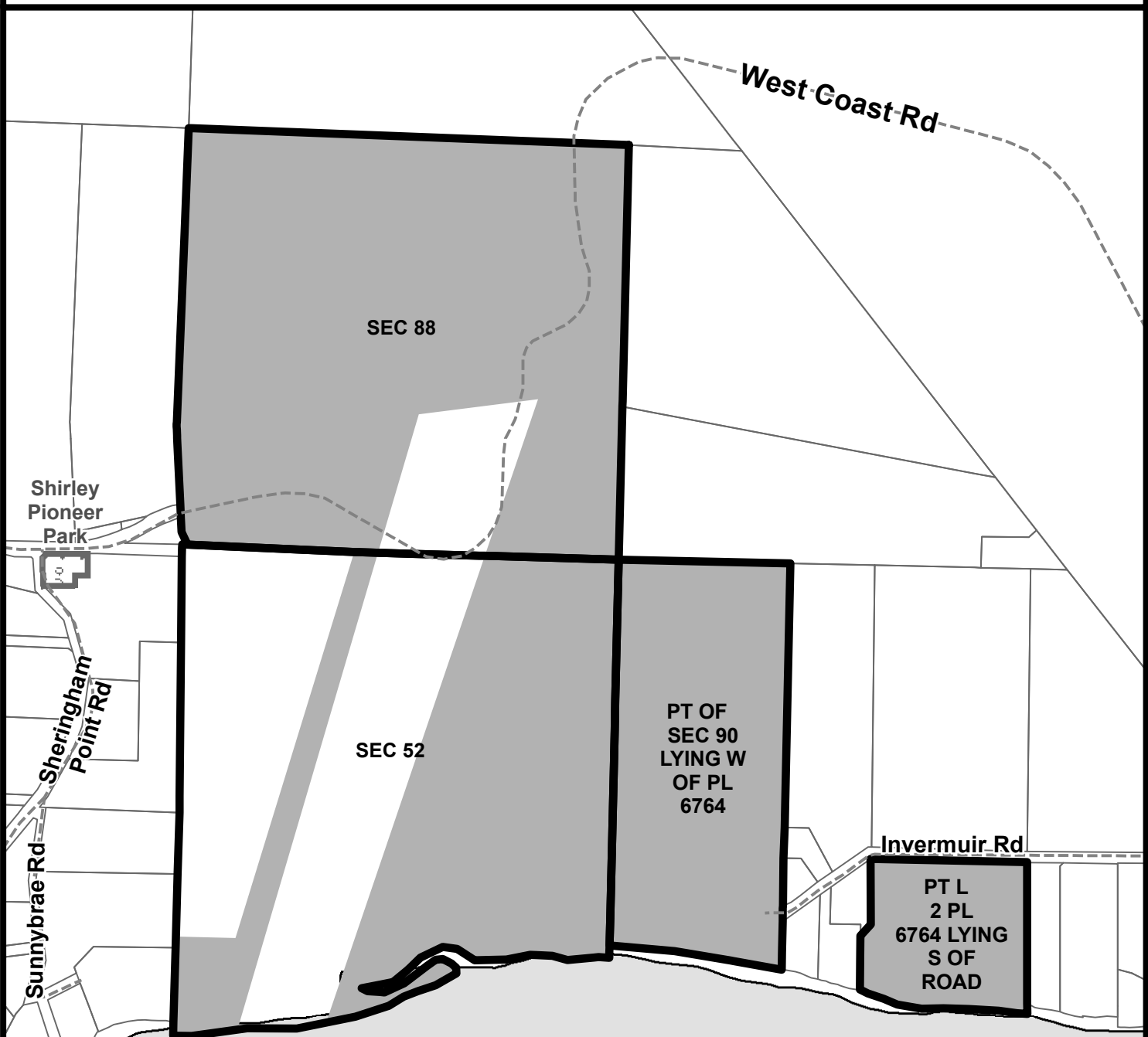
Bylaw No. 3474 - Schedule # 3

CRD Electoral Area Planning Services - Nov 9, 2007 - Technologist: SR - Map Document: Rural Zoning G181a Series.mxd

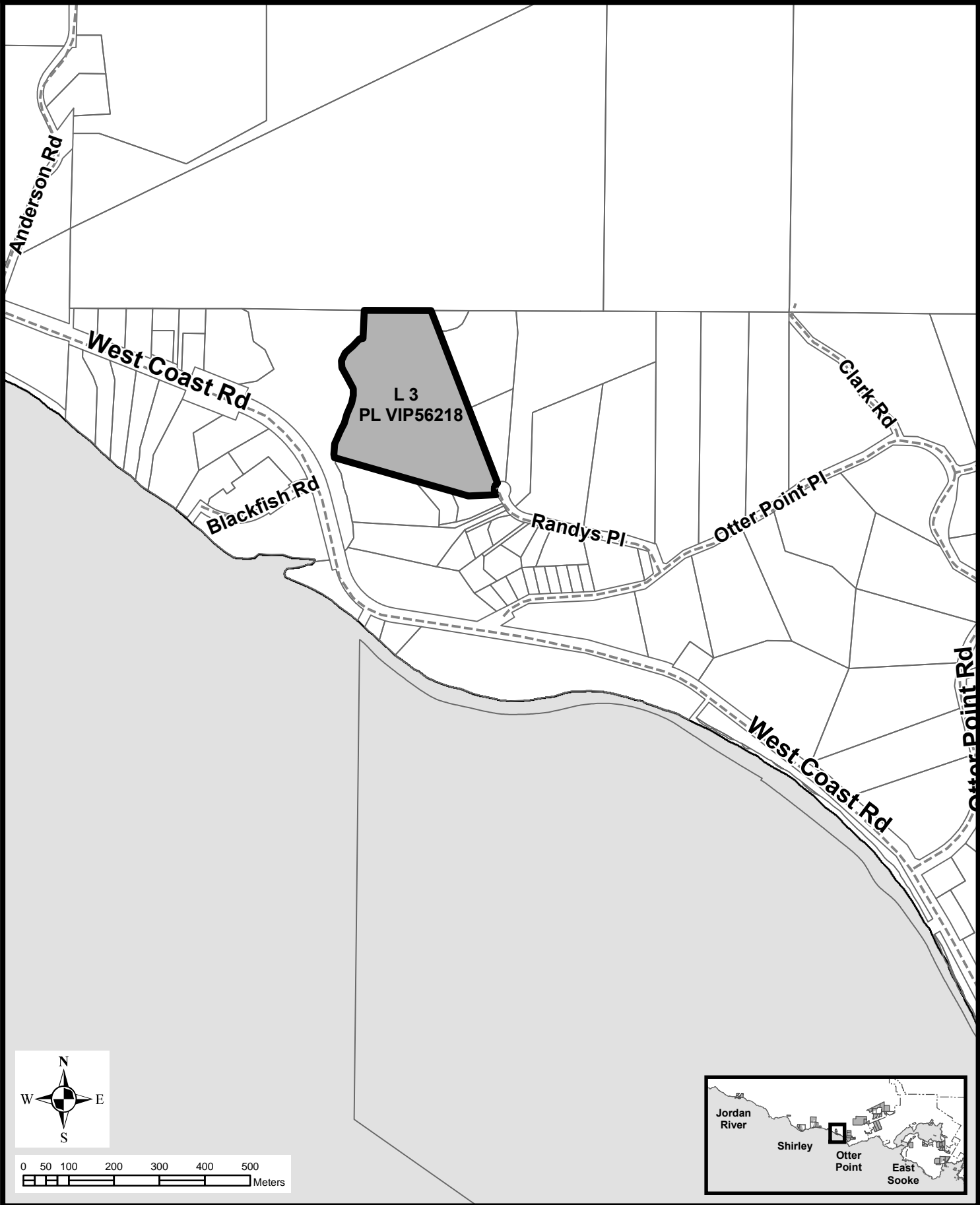


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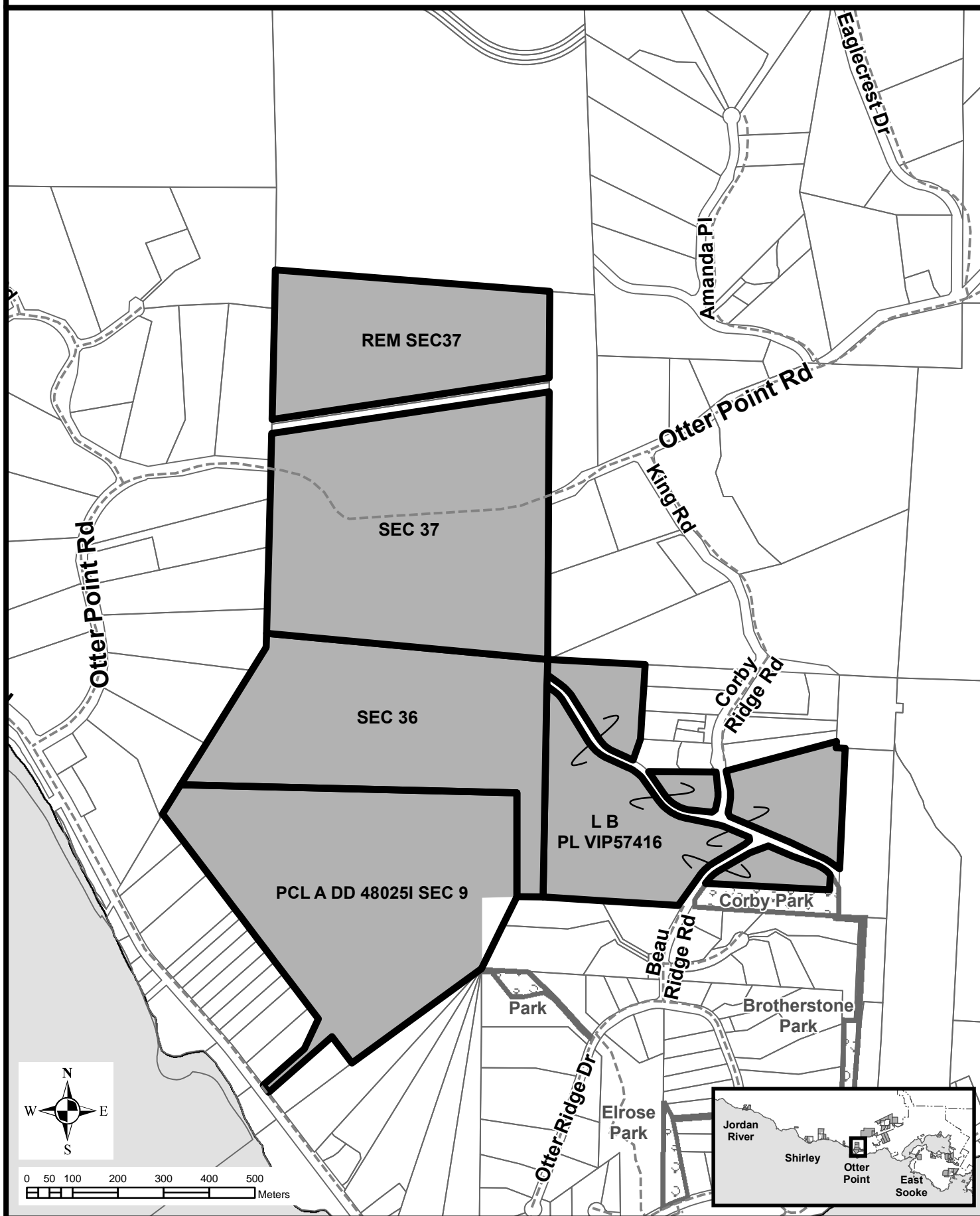
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Bylaw No. 3474 - Schedule # 5

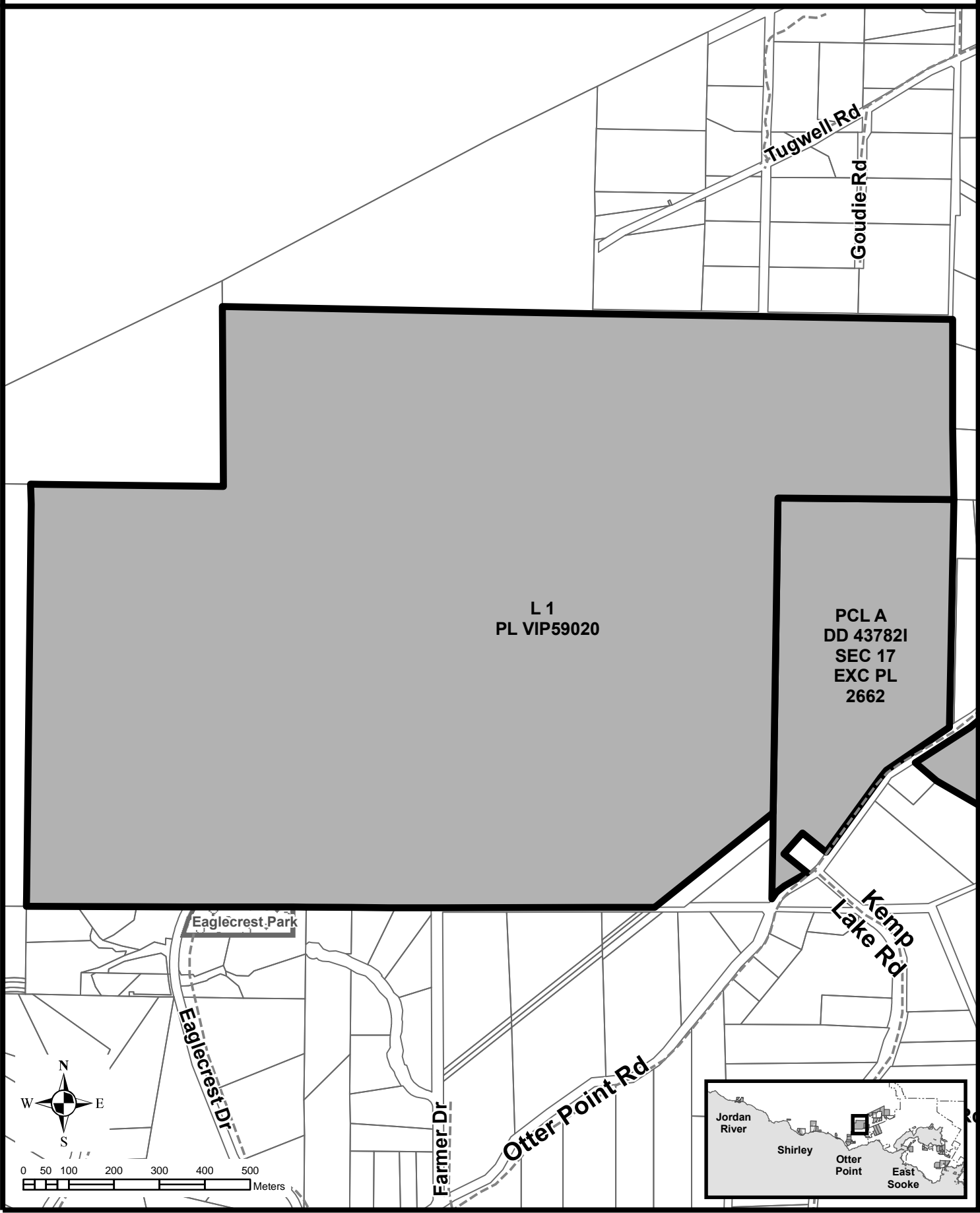


Bylaw No. 3474 - Schedule # 6



Bylaw No. 3474 - Schedule # 7

CRD Electoral Area Planning Services - Nov 9, 2007 - Technologist: SR - Map Document: Rural Zoning Gridha_Series.mxd



Bylaw No. 3474 - Schedule # 8

