



Making a difference...together

BYLAW NO. 2040

Juan de Fuca Land Use Bylaw, 1992

Consolidated for Public Convenience (This bylaw is for reference purposes only)

ORIGINALLY ADOPTED JANUARY 13, 1993

(Consolidated with Amending Bylaws 2018, 2097, 2098, 2100, 2103, 2104, 2112, 2128, 2143, 2144, 2170, 2171, 2173, 2177, 2194, 2201, 2202, 2215, 2216, 2218, 2224, 2233, 2245, 2250, 2251, 2259, 2260, 2270, 2271, 2277, 2335, 2344, 2378, 2389, 2396, 2405, 2413, 2414, 2418, 2437, 2442, 2445, 2446, 2489, 2496, 2497, 2514, 2574, 2600, 2603, 2607, 2623, 2637, 2639, 2643, 2644, 2646, 2652, 2674, 2675, 2682, 2683, 2689, 2696, 2708, 2794, 2812, 2909, 2925, 2944, 2951, 3009, 3035, 3052, 3068, 3071, 3093, 3156, 3241, 3370, 3381, 3435, 3474, 3477, 3495, 3534, 3565, 3576, 3583, 3605, 3689, 3705, 3729, 3759, 3790, 3797, 3829, 3831, 3849, 3857, 3870, 3872, 3873, 3922, 3923, 3934, 3964, 3973, 4028, 4054, 4097, 4187, 4188, 4234, 4246, 4257, 4259, 4260, 4265, 4276, 4278, 4285, 4290, 4314, 4316, 4380, 4381, 4407, 4413, 4422, 4423, 4454, 4464, 4496, 4519)

For reference to original bylaws or further details, please contact the Capital Regional District,
Legislative Services Department, 625 Fisgard St., PO Box 1000, Victoria BC V8W 2S6
T: 250.360.3127, F: 250.360.3130, Email: legserv@crd.bc.ca, Web: www.crd.bc.ca

Amending Bylaws Consolidated

Bylaw No.	Type	Adopted	Purpose
2018	Text/Map	27/10/93	Residential 1 Zone – New Marine Commercial (CM-1) Zone - Z-02-92
2097	Map	14/04/93	Rural (A) Zone – Low Intensity Commercial Recreation (Cabin) Zone (CR-1) – Z-28-91
2098	Map	24/11/93	Agriculture (AG) – Village Residential (R1) Zone – Z-21-91
2100	Map	13/10/93	Agriculture (AG) – Rural A – Z-22-92
2103	Text	23/06/93	Home Identification Sign, Marquee Sign, Portable Sawmills, Yard Requirements for Intensive Agriculture Uses and Buildings
2104	Text	24/03/93	Parking and Loading Requirement, Signs, Sign Area A
2112	Text/Map	28/04/93	New Neighbourhood Public House (C-4) Zone, Amend CR-3 Zone, Village Commercial (C-2) Zone to Neighbourhood Public House C-4 – Z-01-93
2128	Map	9/06/93	Community Facility (P2) Zone – Village Commercial (C2) Zone – Z-05-93
2143	Map	24/11/93	Rural (A) Zone – Rural Residential (RR-2) - (invalid)
2144	Map	11/08/93	Rural Residential 1 (RR-1) – Village Residential 1 (R-1) - Z-02-93
2170	Map	10/08/94	Rural (A) – Rural Residential 1 (RR-1) - Z-09-93
2171	Text	10/11/93	Amend: Part 1 Schedule 2.0, 3.0 Part 2 Section 9.0 - (invalid)
2173		Rescinded	
2177	Map	09/03/94	Village Residential 1 (R-1) – Village Commercial 2 (C-2) - Z-18-93
2194	Map	25/03/94	Agricultural (AG) – Rural (A) - (invalid)
2201	Map	15/06/94	Rural (A) – Townhouse (RM-2) - Z-07-93
2202	Map	25/05/94	Village Residential 3 (R-3) – Village Residential 1 (R-1) - Z-14-92
2215	Map	28/09/94	Agriculture (AG) – Neighbouring Commercial (C-1) - Z-23-93
2216	Map	15/06/94	Rural Residential 1 (RR-1) – Village Residential 1 (R-1) - Z-25-93
2218		N/A	Village Residential 1 (R-1) – Village Commercial (C-2) - Z-01-94
2224	Text	15/06/94	Replace Section 3.02(3)(a) Part 1 (invalid)
2233	Text	14/09/94	Section 31.0 subsection 31.01(g) & 31.08 - Z-02-94
2245	Map	08/11/95	Rural Residential 3 (RR-3) – Rural Residential 2 (RR-2) - Z-04-94
2250	Map	08/02/95	Agricultural (AG) – Community Facilities (P-2) - Z-10-94
2251	Map	13/09/95	Agricultural (AG) – Community Facilities (P-2) - Z-09-94
2259	Map	25/02/97	Agricultural (AG) – Village Residential 1 (R-1) - Z-11-94
2260	Map	26/02/97	Rural Residential 3 (RR-3) - Public Recreation (P-1) - Z-13-94
2270		Rescinded	
2271	Text	08/02/95	Part 2 Section 11.02 - (invalid)
2277	Map	22/02/95	Rural Residential (AR) - Village Residential (R-1) - (invalid)
2335	Text	09/08/95	Part 4, Section 1.03(i) - (invalid)
2344	Map	27/11/96	Rural (A) – Village Residential 1 (R-1) - Z-05-95
2378	Text	08/05/96	Section 31.0 (h) - Z-11-95
2389	Map	26/02/97	Community Facility (P-2) - Village Commercial (C-2) - Z-07-96
2396		Cancelled	
2405	Text	11/09/97	Part 2 Section 21.0 – Marine Commercial (CM-1) - Z-03-95
2413	Map	13/08/97	Agricultural (AG) - Village Residential 1 (R-1) - Z-02-96
2414	Map	13/08/97	Agricultural (AG) - Townhouse (RM-2) - Z-03-96
2418	Text	10/07/96	Section 3.02 - (invalid)
2437	Text	13/11/96	Section 7.0, 7.02(a) & (b) - Z-16-96
2442	Map	08/04/98	Village Residential 1 (R-1) - Apartment Commercial (C-5) - Z-14-96

2445		Rescinded	
2446	Map	25/06/97	Rural Residential 3 (RR-3) - Rural Residential 5 (RR-5) - Z-06-96
2489	Map	13/08/97	Rural Residential 3 (RR-3)/Agricultural (AG) - Rural (A)/Agricultural (AG) - Rural Residential 3 (RR-3) - Z-18-96
2496		Rescinded	
2497		Rescinded	
2514	Map	08/04/98	Village Residential 1 (R-1) - Townhouse (RM-2) - Z-01-97
2574	Map	27/05/98	Village Residential 1 (R-1) - Apartment (RM-3) - Z-04-97
2600		Rescinded	
2603	Text	12/08/98	Section 2.0 – Home Occupation - Z-04-98
2607	Map	14/04/99	Rural Zone (A) - Rural Residential 2 (RR-2) - Z-01-97
2623		N/A	Rural Zone (A) - Rural Residential 1 (RR-1) - Z-03-98
2637	Map	10/11/99	Village Residential 1 (R-1) – Village Commercial (C-2) - Z-03-97
2639	Text/Map	22/03/00	Rural (A) - Recreation Residential 4 (R-4) - Z-10-96
2643		Rescinded	
2644	Map	24/03/99	Rural Residential 1 (RR-1) - Village Residential 1 (R-1) - Z-08-98
2646	Text/Map	17/12/98	Intensive Commercial Recreation (CR-3) to new Destination Resort and Media Village (DRMV) - Z-02-98
2652	Map	10/02/99	Rural (A) - Rural Residential 5 (RR-5) - Z-01-98
2674	Text	14/04/99	Secondary Suites - Z-07-98
2675		Rescinded	
2682	Map	10/03/99	Rural A - Rural Residential 3 (RR-3) - Z-06-98
2683	Map	10/03/99	Rural A - General Industry (M2) - Z-11-98
2689	Text	14/04/99	Dwelling, Two-family - Z-10-98
2696	Map	14/07/99	Rural (A) - Rural Residential 3 (RR-3) - Z-05-98
2708	Text/Map	Rescinded	
2794	Map	09/08/00	Agricultural (AG) - Rural (A) - Z-03-99
2812	Map	08/11/00	Rural 1 (A-1) - Rural (A) - (invalid)
2909	Map	24/10/01	Rural A - Rural Residential RR3 - Z-01-00
2925	Map	24/04/02	Rural Residential 2 (RR-2) - Rural Residential 5 (RR-5) - Z-02-01
2944	Map	22/05/02	Rural A – Country Inn (CR-4) - Z-12-98
2951	Text/Map	26/06/02	Rural (A)/Rural Residential 3 (RR-3) – Comprehensive Development 1 (CD-1)
3009	Text/Map	27/11/02	Rural A-1
3035	Text	12/03/03	Rural Residential 4 (RR-4) 8.10 Storage Sheds - Z-08-02
3052	Map	14/05/03	Rural (A) - Community Facility (P-2) - Z-02-03
3068	Map	13/08/03	Forestry (AF) - Rural (A) - Z-11-02
3071	Map	13/08/03	Rural Residential 3 (RR-3) - Rural (A) - (invalid)
3093	Map	10/09/03	Rural (A) – Rural Residential 3 (RR-3) - Z-07-03
3156	Text/Map	11/08/04	Rural (A) – Rural Residential 2 (RR-2) - Z-08-03
3241	Map	Apr 27/05	Rural (A) - Commercial (C-1) –Z-07-04
3370	Map	Sept 13/06	Public Recreation (P-1) – Rural Residential 5 (RR-5) - Z-09-06
3381	Text/Map	Jan 10/07	Rural (A) – Rural Residential A (RR-A) - Z-08-06
3435	Map	April 9/08	Agricultural (AG) – Rural Residential 3 (RR-3)/Rural (A) – Agricultural (AG) - Z-10-06
3474	Text/Map		Rural (B) - (Invalid)
3477	Map	July 8/09	Rural (B) – Rural Residential A (RR-A) - Z-04-07
3495	Text		Rural (A-1) (Invalid)

3534	Map	Sept 10/08	Rural Residential 3 (RR-3) – Rural Residential 5 (RR-5) - Z-09-07
3565	Map	July 8/09	Forestry (AF) – Rural (A) - Z-02-08
3576	Map	July 8/09	Rural (B) – Rural (A) - Z-04-08
3583	Text/Map	Oct 13/10	Rural (A) – Rural Residential Orveas Bay (RR-OB) - Z-05-08
3605	Text	May 12/10	Detached Accessory Suites
3689	Text/Map	June 9/10	Rural Residential 2A (RR-2A)
3705	Text/Map	Jan 11/12	Amend Existing Definitions; Add New Definitions; Increase Accessory Building Height; Increase Maximum Floor Area for Accessory Buildings; Prohibit Detached Accessory Suites on Lots with a Two-Family Dwelling; Zoning Maps
3729	Text/Map	Jan 12/11	Rural Residential 3 (RR-3) - Rural Residential 6 (RR-6) - Z-01-10
3759	Text/Map	Oct 9/13	Add new zoning districts: Resource Land (RL), Wildwood Terrace 1, 2, 3, 4 (WT-1, WT-2, WT-3, WT-4), Wildwood Terrace Tourist Commercial (WT-TC), Wildwood Terrace Neighbourhood Commercial (C-1A), Jordan River Hamlet (JR-1), Jordan River Hamlet Commercial (C-1B), Jordan River Destination Resort (CR-1A); add lands subject to the Juan de Fuca Subdivision Bylaw No. 189; amend the definition for Commercial Zone, rural Zone and Rural Residential Zone; and add definitions for Outdoor Recreation, Office, Processing Facility, Resource Extraction
3790	Map	Jan 11/12	Rural (A) - Community Facility (P-2) (East Sooke Fire Hall) - Z-01-11
3797	Text/Map	Nov 9/11	Rural (A) - Rural (A-1)/Agricultural (AG) – Agricultural 1 (AG-1) - Z-07-10
3829	Map	Feb 13/13	Rural (A) to Rural Residential 2 (RR-2) – Z-01-12
3831	Text	Oct 10/12	Accessory Building Height and Accessory Building Combined Total Floor Area
3849	Text	Sep 10/14	Remove the requirement that accessory buildings be one-storey, add the provision for suites to the Forestry (AF) and Agricultural (AG) zones and amend the definitions for Height, Institutional Zone and Rural Residential.
3857	Text/Map	Dec 11/13	Rezone 5 properties from Bylaw 189, add Rural Residential Wolf Island zone (RR-WI) and Community Facility Camp Barnard zone (P-2CB)
3870	Text/Map	May 8/13	General Industrial (M-2) – Juan de Fuca Public Service Building (P-4) - Z-05-12
3872	Text/Map	July 10/13	Rural Residential 3 Kennel (RR-3K) - Z-04-12
3873	Text/Map	July 10/13	Rural Residential A Kennel (RR-AK) - Z-06-12
3922	Text	Sep 10/14	Define and regulate medical marihuana production facilities as Intensive Agriculture – Medical Marihuana on lands within the Agricultural Land Reserve
3923	Text/Map	Sep 10/14	General Industrial (M-2) to General Industrial Medical Marihuana (M-2MM) – Z-02-13
3934	Map	Aug 13/14	Rural (A) to Rural Residential 2 (RR-2) – Z-03-13
3964	Map	Apr 8/15	Rural Residential 3 (RR-3) to Rural Residential 2 (RR-2) - Z-02-14
3973	Text	May 13/15	Rural Residential A (RR-A) – Lots Created by Subdivision, Floor Area Definition, Secondary Suite and Detached Accessory Suite Regulations to Prohibit a Building Strata

4028	Text/Map	Jan 13/16	Country Inn (CR-4) to new Country Inn Ocean Wilderness (CR-4OW) – RZ000238
4054	Map	Sep 14/16	General Industrial (M-2) to General Industrial – Medical Marihuana (M-2MM) – RZ000241
4097	Text/Map	Mar 8/17	Rural Residential 2 (RR-2) to new Community Facility – Heritage Lighthouse (P-2L) – RZ000243
4187	Text/Map	Feb 14/18	General Industrial (M-2) to new Sooke Business Park Industrial (M-SBP) – RZ000247/RZ000249
4188	Text/Map	Mar 14/18	Jordan River Hamlet (JR-1), Jordan River Hamlet Commercial (C-1B), Jordan River Destination Resort (CR-1A) and Rural A to new Restricted Development – Flood Hazard Area (RD-1) – RZ000248
4234	Map	Jun 12/19	General Industrial (M-2) to Sooke Business Park Industrial (M-SBP) – RZ000255
4246	Text/Map	Feb 13/19	Rural (A) to new Rural Residential 6A (RR-6A) - RZ000253
4257	Map	Feb 13/19	Rural (A) to Rural Residential 6A (RR-6A) - RZ000256
4259	Text/Map	Mar 13/19	Rural (A)/Forestry (AF) to new Rural 2 (RU2) - RZ000259
4260	Map	Mar 13/19	Rural Residential 3 (RR-3) to Rural Residential 6A (RR-6A) - RZ000258
4265	Map	May 8/19	Rural (A) to Rural Residential 6A (RR-6A) - RZ000260
4276	Map	Jun 12/19	General Industrial (M-2) to Sooke Business Park Industrial (M-SBP) – RZ000257
4278	Text	Jun 12/19	Address the legislative framework for the licensing of cannabis production, and to permit the use in the Sooke Business Park Industrial (M-SBP) zone
4285	Map	Jul 10/19	Rural Residential 3 (RR-3) to Rural Residential 6 (RR-6A) - RZ000262
4290	Text/Map	Aug 14/19	10 lots & 4 common property areas from General Industrial (M-2) to Sooke Business Park Industrial (M-SBP), 7 lots from Medical Marihuana (M-2MM) to M-SBP, & 2 common property areas from Rural A (A) to M-SBP & to specify that the maximum floor area for a caretaker suite in the M-SBP zone is 90 m ² .
4314	Map	Apr 8/20	Rural (A) to Rural Residential 6A (RR-6A) - RZ000268
4316	Text/Map	Feb 10/21	Delete Light Industrial (M-1), Industrial (M-3) and Marine (M-4). Rural A to Rural Residential 2 (RR-2) and new Industrial Sawmill (M-3) - RZ000273
4380	Text/Map	Apr 14/21	Rural A-1 to Rural Residential 2 (RR-2) and Agricultural 1 (AG-1), delete Rural A-1 Zone - RZ000269
4381	Text/Map	Dec 8/21	New definition of Country Market. Amend Wildwood Terrace Neighbourhood Commercial (C-1A) to permit food and beverage processing and country market and uses accessory to a manufacturer liquor licence. From Wildwood Terrace 4 (WT-4) to C-1A and from C-1A to WT-4 – RZ000270
4407	Text	Sep 21/22	Amend Forestry (AF) to add a site specific provision to permit an accessory portable sawmill and associated log and lumber storage on PID 006-452-230 – RZ000271
4413	Text	Nov 10/21	Delete Outdoor Recreation Definition and Permitted Use
4422	Text/Map	Jul 13/22	New definition of Equestrian Riding Facility. Add new Agricultural 2 Zone (AG-2) to Permit Two Dwelling Units and up to either Two Secondary Suites or Two Detached Accessory Suites, Agriculture, and an Equestrian Riding Facility with an Ancillary Campground – RZ000272
4423	Text/Map	Dec 14/22	From Industrial Sawmill (M-3) and Rural Residential 2 (RR-2) to new Rural Industrial (M-RU) – RZ000273

4454	Text	Apr 13/22	Add Athletic Facility Accessory to a Principal Residential Use to Rural Residential A Kennel (RR-AK) – RZ000274
4464	Map	Sep 21/22	Forest (AF) to Rural 2 (RU2), Lots A-H, and J and K, Plan EPP31225 – RZ000275
4496	Text	Dec 14/22	Add Detached Accessory Suite to Wildwood Terrace 4 (WT-4) – RZ000278
4519	Map	Apr 12/23	From Rural Residential 2A (RR-2A) to Rural Residential 1 (RR-1) (RZ000281)

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

SCHEDULE "A"
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Schedule "A" of Capital Regional District Bylaw No. 2040
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PART 1 - INTERPRETATION AND ADMINISTRATION

1.0 PURPOSE

1.1 This Bylaw regulates the development and use of land and the location and use of buildings and structures erected thereon, having due regard to:

- (1) The promotion of health, safety, convenience, and welfare of the public;
- (2) The prevention of the overcrowding of land, and the preservation of the amenities peculiar to any zone;
- (3) The securing of adequate light, air, and access;
- (4) The value of the land and the nature of its present and prospective use and occupancy;
- (5) The character of each zone, the character of the buildings already erected, the peculiar suitability of the zone for particular uses and the particular densities for particular zones;
- (6) The conservation of property values.

Schedule "A" of Capital Regional District Bylaw No. 2040
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2.0 DEFINITIONS

ABANDONED SIGN means a sign that advertises an activity, business, product or service no longer conducted or available on the premises on which the sign is located;

ACCESSORY BUILDING means a building, the use or intended use of which is ancillary to that of the principal building situated on the same lot;

ACCESSORY USE means a use which is ancillary or subordinate to the principal use;

AGRICULTURE means a use providing for growing, rearing, producing and harvesting of crops, livestock, horticulture, and silviculture; includes the storage and sale on an individual farm of those products from that farm and the storage of farm machinery and implements of husbandry used on that farm; and specifically excludes Intensive Agriculture and all manufacturing, processing, storage and repairs not specifically included in this definition;

AMUSEMENT FACILITY, INDOOR means a use or structure providing for various games and activities played by patrons for entertainment within an enclosed building, and where patrons are the primary participants; and without limiting the generality of the foregoing includes billiard parlours, games rooms, bowling alley, games court, curling and roller rinks, health clubs, spas;

AMUSEMENT FACILITY, OUTDOOR means a permanent development or use providing facilities for entertainment and amusement activities which primarily take place out of doors, where patrons are the primary participants; and without limiting the generality of the foregoing includes amusement parks, go-cart tracks, driving ranges, and miniature golf establishments;

ANIMAL means an animal that is

- (a) tame or kept, or that has been and is being sufficiently tamed or kept, to serve some purpose for the use of human beings; and
- (b) includes but is not limited to rabbits, goats, sheep, swine, horse, cattle, fur bearing animals as defined in the *Fur Farm Act*;

ANIMAL HOSPITAL means any building in which animals are medically treated or hospitalized;

APARTMENT means a dwelling unit contained in an apartment building;

APARTMENT BUILDING means a building divided into not less than three dwelling units other than Townhouses; specifically excludes a building used for a Hotel or Motel;

APPLICANT means a person applying for either preliminary approval or final approval of a subdivision, or for approval of a sign permit, whether as the owner or as agent for the owner;

APPROVAL means approval in writing from the authority having jurisdiction;

APPROVING AUTHORITY means the Approving Authority designated as such pursuant to the *Land Title Act* or other Acts;

APPROVING OFFICER means the Approving Officer designated as such pursuant to the *Land Title Act*;

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AQUACULTURE means the growing and cultivation of aquatic plants or fish, for commercial purposes, in any water environment or in man made containers of water and includes but is not limited to the growing and cultivation of shellfish on in or under the foreshore or in water;

AQUACULTURE PROCESSING OPERATIONS means all handling of the harvest of an aquaculture use; may include bleeding and gutting, cleaning, shucking, storage, packaging, rendering, canning, smoking, cooking and/or processing; excludes the manufacture of fish feed or the mixing of fish offal with fish feed, the disposal on the same site of fish offal, and the outdoor storage of fish offal;

AQUACULTURE UPLAND SUPPORT SERVICES means sheds, buildings, offices and storage and equipment maintenance areas required to serve an aquaculture operation, including one dwelling unit;

ARTERIAL ROAD means a highway intended to carry large volumes of traffic at medium and high speeds primarily between major traffic generators, and is not intended to directly serve adjacent land;

ARTS AND CULTURE means the use which provides for the creation, presentation and display of artistic and cultural endeavours and includes workshops, studios, galleries and museums; *Bylaw 4188*

ASSEMBLY USE means the use or occupancy of a structure or a part thereof for the gathering of persons for civic, political, social, charitable, philanthropic, cultural, private recreational or private educational purposes; includes auditoriums, youth centres, social halls, group camps; excludes churches;

BASEMENT means a ground floor room in a structure whose average height is less than 60% underground;

BED AND BREAKFAST means a home based business which provides for temporary accommodation of the travelling public, in a dwelling unit which is the principal use of a lot, but which does not provide meals, other than breakfast, or cooking facilities for guests; *Bylaw 3705*

BED AND BREAKFAST UNIT means temporary accommodation provided in a Bed and Breakfast and consisting of a sleeping room, a bathroom or a shared bathroom, and may include a sitting room or a share in a sitting room; specifically excludes cooking facilities and kitchens;

BILLBOARD also known as a Bulletin Board or Third Party sign includes signs used or intended to be used for the display thereon or therefrom of goods sold or offered at a location other than the lot on which the sign is located; a billboard is considered an independent business since it is not accessory to a building, or to the business on the lot on which it is located; a billboard includes but is not limited to signs attached, affixed or otherwise displayed on or to a truck, chassis, detachable vehicle, trailer or other such mobile signs which do not identify the product for which that vehicle is primarily used;

BOARD means the Board of Directors of the Capital Regional District;

BOARDER means an individual who for consideration receives accommodation together with meals;

BREEZEWAY means a covered or roofed pedestrian thoroughfare with a minimum width of 1.5m and a length that is no greater than 15.3m used to connect two or more buildings; *Bylaw 3705*

BUILDING means any structure used or intended for supporting or sheltering any use or occupancy;

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BUILDING AREA means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centre line of firewalls; includes the entire building footprint including non-habitable areas, garages, and carports;

BUILDING LINE means the extended line of the exterior wall of a building; and in particular:

- (a) **FRONT BUILDING LINE** means the extended line of the exterior wall of a building which faces the front lot line;
- (b) **REAR BUILDING LINE** means the extended line of the exterior wall of a building which faces the rear lot line;
- (c) **SIDE BUILDING LINE** means the extended line of the exterior wall of a building which faces the side lot line;

BUSINESS OFFICE AND SUPPORT SERVICES means uses and buildings providing for businesses and support services to businesses which are characterized by one or more of the following features: the provision of professional, management, administrative, consulting, and financial services; the use of minor mechanical equipment for printing, duplicating, binding or photographic processing; the provision of maintenance or custodial services; the provision of office security; and the repair or servicing of office equipment and machines; includes but is not limited to professional offices, offices for real estate and insurance firms, office support services; banks, credit unions, loan offices and similar financial uses, printing establishments, film processing establishments, janitorial firms and business equipment repair shops;

CAMP GROUND means a site operated as temporary accommodation for holiday makers for a length of stay of not more than 30 consecutive days, in travel trailers, recreational vehicles or tents; but a camp ground is not a mobile home park or a motel or hotel; may include accessory sanitary and laundry facilities; *Bylaw 3705*

CAMPING SPACE means an area no greater than 125 m² in a camp ground used for the placing of one tent or vehicle, for the purpose of picnicking or overnight camping; *Bylaw 4422*

CANNABIS has the same meaning as in the *Cannabis Act* (Canada), subject to any prescribed modifications; *Bylaw 4278*

CANNABIS PRODUCTION – COMMERCIAL means the commercial cultivation, synthesis, harvesting, altering, propagating, processing, packaging, storage, distribution or scientific research of cannabis or cannabis products as permitted by the *Cannabis Act*, and any subsequent regulations or acts which may be enacted henceforth, but excludes personal cannabis production; *Bylaw 4278*

CANNABIS PRODUCTION – PERSONAL means the growing of cannabis plants for personal use at a dwelling as permitted by the *Cannabis Act and the Cannabis Control and Licensing Act*; *Bylaw 4278*

CANNABIS PRODUCTS means plant material from cannabis and any products that include cannabis or cannabis derivatives, intended for human use or consumption; *Bylaw 4278*

CANOPY includes all fixed structures or contrivances projecting from the face of a building and used for or intended to be used for the purpose of affording protection or shelter from the weather;

CELLAR means a room in a structure whose average height is more than 60 percent underground; excludes dwellings specifically designed to be covered with soil for the purposes of energy conservation;

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- CHIEF BUILDING INSPECTOR means the Chief Building Inspector of the Capital Regional District or his designate;
- CHIEF BYLAW ENFORCEMENT OFFICER means the Chief Bylaw Enforcement Officer of the Capital Regional District or his designate;
- CHURCH means a building wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body which is recognized as exempt from taxation under the Canada *Income Tax Act*;
- CIRCULATION SIGN means a sign displaying information with respect to parking, loading and delivery areas;
- CIVIC USE means a use or building the use of which provides for public functions under the auspices of a government or community body; includes offices, schools and colleges, hospitals, community recreation centres, halls, arenas, stadiums, armouries, public swimming pools, public art galleries, libraries, museums, police stations, ambulance stations, jails and prisons, courts of law, and firehalls;
- COLLECTOR ROAD means a highway located within an area of major traffic generation and which is used primarily for the collection and distribution of traffic between arterial and local roads as well as to some adjacent land;
- COMMERCIAL USE means an activity carried out for financial gain;
- COMMERCIAL USE, MARINE means a commercial use which is linked to the commercial fishing industry and is dependent on or related to a waterfront location; may include boat rentals, charters, equipment sales/rentals, gear storage and repair areas, ice-making facilities, marine fuel sales, marinas, accessory offices, small engine repair; *Bylaw 2018*
- COMMERCIAL ZONE means C-1, C-1A, C-1B, C-2, C-3, C-4, C-5, CM-1, CR-1, CR-1A, CR-2, CR-3, CR-4, CR-4OW, DRMV, WT-TC; *Bylaws 2112, 2646, 3759, 4028*
- COMMUNITY CARE FACILITY means a facility licensed pursuant to the *Community Care and Assisted Living Act*; *Bylaw 3705*
- COMMUNITY WATER SYSTEM means a system of waterworks which is owned, operated and maintained by a water users' community under the *Water Act*, an improvement district, the Capital Regional District Integrated Water Service, or the Capital Regional District; *Bylaw 3705*
- COMPREHENSIVE DEVELOPMENT ZONE means a zone that permits a range of land uses such as commercial, residential and recreational uses within the same zone; *Bylaw 2951*
- CONTRACTOR SERVICES, LIMITED means providing for electrical, plumbing, heating, painting, excavating and similar contractor services primarily to individual households and the accessory sales of goods normally required with the provision of such services where all materials are kept within an enclosed building, and there are not accessory manufacturing activities or storage of more than one commercial vehicle;

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CONVENIENCE STORE means a retail store contained under one roof, having a floor area not exceeding 280m² and providing for the sale of items regularly used by households, including books, magazines or household accessories, video cassette and video cassette recorder rentals, and food and beverage takeout service;

COPY AREA means the area of the face of a sign devoted to advertising but excludes all framing, molding, trim, or the supporting structure;

CORNER LOT means a lot at the intersection or junction of two or more streets;

CTS means "clear to the sky";

COUNTRY INN means a commercial use providing temporary accommodation to the travelling public, in sleeping rooms with or without bathrooms, in a single structure which may or may not include a dwelling unit for the operator; meals may be provided in a common dining area to registered guests; kitchens or cooking facilities for use by the guests are specifically excluded;

COUNTRY MARKET means a food and craft market with multiple vendors in a fixed location occurring on a temporary basis offering goods for sale that are grown, processed or produced by the vendors that may include fruits, vegetables, herbs, flowers; baked products, and original crafts, as well as the sale of prepared food for human consumption on the premises, on-site preparation of foods and operation of a movable food stand; excludes the sale of used or second hand material or antiques or commercial products for resale; *Bylaws 2378, 4381*

CUL DE SAC means a length of local highway made for vehicular use, the end of which is designed to be permanently closed by the pattern of the subdivision; or which is terminated by a natural feature such as inaccessible terrain, so that there is no alternative vehicular route to another highway;

DESIGNATED FLOOD means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200-year recurrence interval, based on a frequency analysis of unregulated historic flood records or by regional analysis where there is inadequate streamflow data available; where the flow of a large watercourse is controlled by a major dam, the designated flood shall be set on a site specific basis;

DESIGNATED FLOOD LEVEL means the observed or calculated elevation for the Designated Flood, which is used in the calculation of the Flood Construction Level;

DETACHED ACCESSORY SUITE means a dwelling unit not smaller than 33.4m² (360ft²) and not exceeding 90m² in floor area; with a separate entrance, capable of being occupied year round including permanent provisions for living, sleeping, cooking, sanitation, food storage and preparation and detached from the principal building approved by building permit pursuant to the *B.C. Building Code*; *Bylaw 3605*

DIRECTIONAL SIGN means a sign which contains information only with respect to points of entry and exit to and from a lot, including displaying the words "entrance" or "exit";

DISTRICT means the Capital Regional District;

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DORMITORY means a building containing group sleeping facilities as temporary accommodation for holiday makers, usually as part of an institutional camp or school; does not include hotels, motels, country inns or mobile home parks, nor permanent residences;

DOUBLE-FRONTING LOT means a lot which is bounded on opposite sides by public highways which are not lanes or walkways;

DRAINAGE COLLECTION SYSTEM means a system of natural and man-made elements used to contain, convey, absorb, and store storm water and/or surface runoff;

DWELLING, ONE FAMILY means a residential use in a detached building having independent exterior walls, consisting of one dwelling unit which is occupied or intended to be occupied as a permanent home or residence and having not more than one kitchen;

DWELLING, TWO FAMILY means a residential use in a building which is divided into two dwelling units which are either placed one above the other or side by side, and sharing a common wall, each unit of which is occupied or intended to be occupied as a permanent home or residence; specifically excludes dwelling units attached by carport, sundeck, breezeway or other similar structures;
Bylaw 2689

DWELLING UNIT means a self-contained set of rooms capable of occupancy by one or more persons, including provisions for living, sleeping, cooking and sanitation; containing not more than one kitchen; and the principal use of such dwelling unit is or is capable of being a permanent residence; includes mobile homes, and modular homes or prefabricated dwellings meeting CSA-A277 standards or equivalent, but not recreation vehicles, tents, buses, travel trailers, or other vehicles;

ELECTION SIGN means a sign erected to promote the voting at an election for a particular candidate or a particular cause;

ELECTRONIC MESSAGE CENTER SIGN means an electronically animated sign which is externally operated or operated by a remote control program;

EQUESTRIAN RIDING FACILITY means the use of land, buildings and structures to keep, breed, raise, train and ride horses, and may include ancillary boarding stables, riding lessons, tours, veterinary clinic and animal hospital; excludes racetracks and events that must be licenced by the BC Racing Commission, competitions, fairs and festivals;
Bylaw 4422

EQUIPMENT SALES/RENTALS means any use or building providing for the sale or lease of new or used tools, appliances, office machines, furniture, light construction equipment or similar items; excludes sales/rentals of vehicles or heavy equipment;

FACIA SIGN means any flat sign which:

- (a) does not project more than 30cm from the face or wall of a building to which it is attached, running for its whole length parallel to the face or wall of a building or structure; and
- (b) does not extend above the eaves, parapet, roof edge or above the highest point in elevation of any building it is attached to;

FAMILY means one or more individuals who by reason of marriage, heredity, blood, common law, adoption or choice usually live as a household; excludes boarders, lodgers, day-care children, or groups of persons forming a monastery, seminary, convent or similar religious group;

FARM means an area of land classified as a farm under the *Assessment Act*;

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FARM BUILDING means a building which does not contain a residential occupancy and which is:

- (a) associated with and located on land devoted to the practice of farming; and
- (b) used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds and includes barns, produce storage buildings, milking parlours, piggeries, poultry houses, grain bins, silos, machinery sheds, farm workshops, feed preparation centres, manure storage, greenhouses and garages not attached to the farm residence;

FENCE SIGN means a flat sign attached to a fence which does not project more than 15cm from the fence it is attached to and does not extend above the top of the fence that it is attached to;

FINFISH CULTURE, LAND-BASED means the cultivation, rearing and harvesting of finfish on land; may include the cleaning, icing and storage of fish grown on the same lot; excludes:

- (a) the rendering, canning, smoking, cooking and processing not included in this definition, of fish;
- (b) the manufacture of fish feed or the mixing of fish offal with fish feed;
- (c) the disposal on the lot of fish offal; and
- (d) the outdoor storage of fish offal, unless ensiled and mixed with quantities of acid as recommended by the Ministry of Agriculture, Fisheries and Food, Agriculture and Commercial Fisheries Branch;

FINISHED GRADE means the final elevation of the ground surface after development;

FIRST STOREY means the uppermost storey having its floor level not more than 2m above grade;

FLANKING STREET means the street abutting the side yard of a lot;

FLOOD CONSTRUCTION LEVEL OR FLOOD LEVEL means a Designated Flood Level plus Freeboard, or where a Designated Flood Level cannot be determined, a specified height above a Natural Boundary, Natural Ground Elevation, or any obstruction that could cause ponding;

FLOODPLAIN means an area susceptible to flooding from a watercourse, lake, or other body of water which is designated in Part 5 of this Bylaw;

FLOODPLAIN SETBACK means the required minimum distance from the Natural Boundary of a watercourse, lake, or other body of water to any landfill or structural support required to elevate a floor system or pad above the Flood Construction Level, so as to maintain a floodway and allow for potential land erosion;

FLOOR AREA – ACCESSORY BUILDINGS OR STRUCTURES means the space on any storey and/or basement of an accessory building or structure; includes detached garages and carports, and the floor area of garages and carports in excess of detached accessory suite floor area but excludes uncovered decks; *Bylaw 3973*

FLOOR AREA – PRINCIPAL RESIDENTIAL BUILDINGS means the space on any storey and/or basement of a principal residential building from exterior wall to exterior wall; excludes attached garages, carports and uncovered decks; includes all habitable areas; *Bylaw 3973*

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FLOOR AREA, TOTAL means the sum of the floor areas of each storey and basement of a structure; for the purposes of Part 4 of this Bylaw only, the total floor area does not include those areas of a building or structure which are not used, either directly or indirectly by a business or businesses which the sign in question advertises or describes;

FLOOR AREA RATIO means the figure obtained when the Total Floor Area of all the buildings on a lot is divided by the area of the lot;

FOOD AND BEVERAGE PROCESSING means the use of a building or structure where food and beverages are processed or otherwise prepared for human consumption. Includes the production of beer, wine and spirits in accordance with all applicable Provincial regulations. Includes tasting and retail sales accessory to the principal food and beverage processing use. Includes catering operations, but does not include a restaurant use; *Bylaw 4187*

FREEBOARD means a vertical distance added to a Designated Flood Level, used to establish a Flood Construction Level;

FREE-STANDING SIGN means a sign supported independently of a building or any other structure and which has its own supports;

FRONTAGE means that length of a lot boundary which immediately adjoins a highway other than a lane or walkway;

FRONTAGE ROAD means a highway which runs parallel to and provides access at limited points of a controlled access highway for traffic originating from parcels abutting and beyond the frontage road;

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 shelter of vehicles;

GAS BAR means a premises containing not more than three fuel pumping islands and which is used solely for the retail sale of motor fuels, fluids and lubricants as its principal use; may include the ancillary sale of automobile accessories directly to the users of vehicles;

GREENHOUSES AND PLANT NURSERIES means uses or buildings for the raising, storage and sale of bedding, household and ornamental plants;

HABITABLE AREA means for the purposes of Part 5 of this Bylaw, any space or room, including a manufactured home, that is used for dwelling purposes, business, or the storage of goods which are susceptible to damage by floodwater;

HEALTH SERVICES means uses and buildings providing for physical and mental health services on an out-patient basis; services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counselling nature; includes medical and dental clinics and offices, health clinics and counselling services;

HEAVY EQUIPMENT SALES, RENTALS AND/OR CONTRACTING means uses and buildings providing for the sale or rental or contracting out of heavy equipment or vehicles typically used in building, roadway, pipeline, mining, construction or agriculture;

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HEIGHT means the average vertical distance from natural grade at the outermost corners of a building or structure to the highest point of the roof surface of a flat roof, or to the mean level of the highest roof plane between the eaves and the ridge of a gable, hip, gambrel or other sloping roof, and in the case of a structure without a roof to the highest point of the structure, as shown in Figure 1. Where it is not possible to determine natural grade, the height shall be measured from average grade. For the purposes of Part 4 of this Bylaw, height means the vertical distance from the finished grade of that portion of the lot where a sign is to be located to the highest point of the sign;

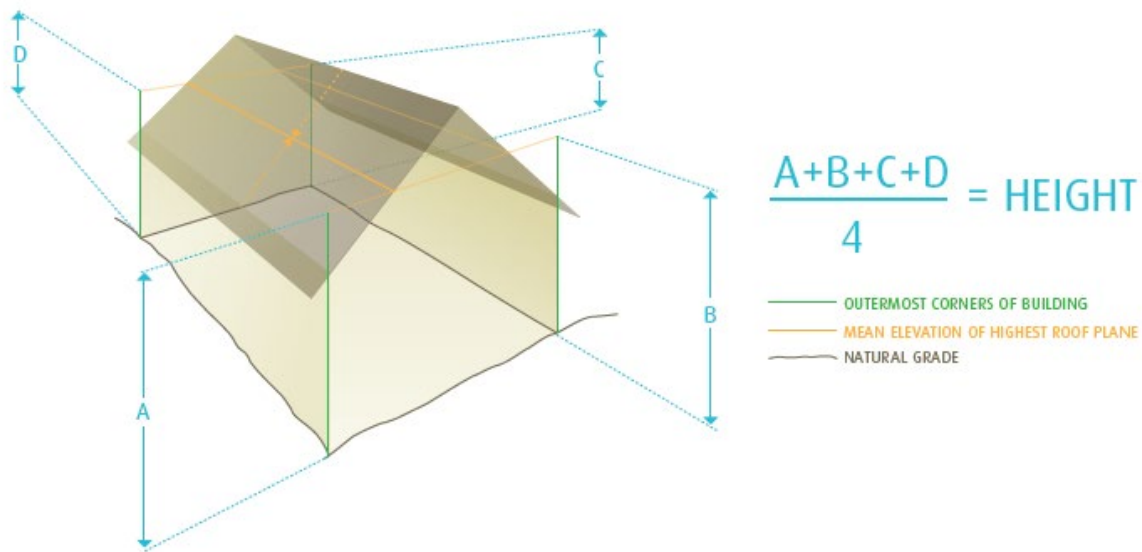


FIGURE 1 - Illustration of calculation of height

Bylaws 3705, 3849

HIGH TECH means the research, design, manufacture or production, testing, and servicing of goods or materials or things in the fields of bio-technology, computing, electronics, engineering, health care, multi-media, robotics, telecommunications, and related industries; *Bylaw 4187*

HIGHWAY includes a street, road, lane, bridge, viaduct, and any other way open to public use but does not include a private right-of-way on private property;

HIKE means a walk undertaken as recreation for pleasure or exercise; *Bylaw 3705*

HOME BASED BUSINESS means an occupation, craft, or profession conducted for gain, either (a) in or from a dwelling unit by the resident, which is incidental to the residential use of the dwelling unit, or (b) from an accessory building as permitted elsewhere in this Bylaw, or both; specifically excludes Restaurants, (except seasonal tea gardens in Category 3), Retail Stores, Vehicle and/or Equipment Repair on lots of less than 1ha, Kennels, body shops or metal fabricating, any occupation or use requiring a waste management permit; *Bylaws 2603, 3705*

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HOME BASED BUSINESS CATEGORY 1 is any home based business which is not either a Home Based Business Category 2 or Home Based Business Category 3; *Bylaw 3705*

HOME BASED BUSINESS CATEGORY 2 is limited to bed and breakfast; *Bylaw 3705*

HOME BASED BUSINESS CATEGORY 3 means contractor services, vehicle and/or equipment repair on lots of 1ha or more, seasonally operated teagardens, small scale resource extraction and processing uses carried on as home based business, but excludes wrecking yards, abattoirs, painting of vehicles, trailers or boats, and Heavy Equipment Sales, Rentals, and Contracting; *Bylaw 3705*

HOME BASED BUSINESS SIGN means a sign having a copy area of not more than 0.4m² and on which is displayed a home based business use and the sign is located on the lot only which the Home Based Business use is carried on; *Bylaw 3705*

HOME IDENTIFICATION SIGN means a sign having a copy area of not more than 0.4m² and on which is displayed information relating to the address and owners of the lot on which the sign is located; *Bylaw 2103*

HORTICULTURE means the practice of growing fruits, vegetables, flowers or ornamental plants;

HOTEL means a building or buildings providing accommodation for the travelling public only, in units without cooking facilities each of which has its own sanitary facilities including water closet and wash basin, in respect of which a public dining room or cafe, or a public house or lounge licensed under the *Liquor Control and Licensing Act*, may be operated in conjunction therewith;

HOUSEHOLD EQUIPMENT REPAIR SERVICES means uses providing repair services to goods, equipment and appliances normally found within the home; includes radio, television and appliance repair shops, furniture refinishing and upholstery shops; excludes personal service uses;

IMPROVEMENT DISTRICT except as otherwise defined in the *Local Government Act*, means an improvement district as defined in the *Water Act* or incorporated or reincorporated under the *Local Government Act*; *Bylaw 3705*

INDUSTRIAL USE, GENERAL means a use providing for the research, design, manufacture, testing, servicing, storage, transportation and distribution, wholesale, wrecking or salvaging of goods, materials or things. Includes vehicle paint and body shops, soil improvement operations, food and beverage processing and high tech; *Bylaw 4187*

INDUSTRIAL USE, LIGHT means a use or structure for the warehousing, testing, service, repair or maintenance of an article, substance, material, fabric or compound, and includes artisan and manufacturing shops and retail sales accessory to the principal use; excludes all uses that create dust, heat, odour, noise, gas, smoke, recurrent generated vibrations, fire hazard, electrical disturbance, particulate matter or radiation; specifically excludes all salvage yards, wrecking operations, manufacturing and industrial processing activities, trade contractors, refuse and garbage dumps, burning of vehicles and other things for salvage purposes, uses for which a permit is required under the *Waste Management Act* or *Regulations*;

INDUSTRIAL SAWMILL means a building, structure, or area where timber is cut, sawn, or planed, either to finished lumber or as an intermediary step, and may include facilities for the kiln drying of lumber, and may include the distribution of such products on a wholesale or retail basis, subject to the *Environmental Management Act*; *Bylaw 4316*

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INDUSTRIAL USE, MARINE means an industrial use which is marine-oriented and dependent on a waterfront location; includes but is not limited to boat building, repairs and storage;

INDUSTRIAL ZONE means M-SBP, M-2, M-3 and M-RU zoning districts;

Bylaws 3923, 4316, 4423

INSTITUTIONAL ZONE means P-1, P-2, P-2CB, P-3, P-4;

Bylaw 3849

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; includes but is not limited to mushroom, poultry and poultry egg farming, piggeries, fur farms, dog breeding and boarding kennels, bees and apiary products, the keeping of pigeons, rabbits, and doves, feedlots and manure storage piles;

INTENSIVE AGRICULTURE – MEDICAL MARIHUANA PRODUCTION means a use related to the growing, production, possessing, selling, provision, shipping, delivering, transporting, destroying, research, exporting and/or importing of marihuana for medical purposes undertaken by a medical marihuana licensed producer pursuant to the *Marihuana for Medical Purposes Regulation, SOR/2013-119*;

Bylaw 3922

INTERMITTENT (in terms of accommodation or residency) means a total period not to exceed six months of the calendar year;

INTERSECTION means the intersection of highways and the intersection with a highway of an access way of a lot created pursuant to Section 4(b) of *B.C. Regulation 199/70*;

JUAN DE FUCA COMMUNITY PLANNING DEPARTMENT means the Juan de Fuca Community Planning Service of the Capital Regional District;

Bylaw 3705

KENNEL means a lot where more than four dogs and/or cats are kept, trained, cared for, bred and/or boarded and where a kennel license has been approved under Capital Regional District Animal Regulation and Impounding Bylaw No. 1465;

Bylaw 3705

KITCHEN means an area within a building used for preparing and cooking food for eating and includes facilities for washing utensils, and may include food storage, serving facilities;

LANE means a highway less than 10m in width open to vehicular traffic;

LEG means a lot created pursuant to Section 411(1)(b) of *B.C. Reg. 334/79* under the *Land Title Act* and that part of a highway at an intersection which radiates out from the point of intersection;

Bylaw 3705

LICENSED ESTABLISHMENT has the same meaning as in the *Liquor Control and Licensing Act*;

Bylaw 2951

LIVESTOCK includes beef cattle, sheep, swine, horses, ponies, llamas, mules or goats or any other domesticated animals bred for their meat or hides or hair, including the breeding and grazing of any and all of the above but excluding Intensive Agriculture;

LOCAL ROAD means a highway used primarily to provide access to adjacent land;

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LODGE means a building providing temporary accommodation for the travelling public only, each unit of which has its own sanitary facilities, including water closet, and wash basin, may include kitchenettes; *Bylaws 2951, 3705*

LODGER means an individual who for consideration receives accommodation but not meals in a private dwelling;

LOT means any lot, block, parcel or other area in which real property is held or into which real property 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 a highway or portion thereof; *Bylaw 3705*

LOT COVERAGE means the Building Areas of all 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, provided that in the case of a lot having more than one lot line abutting a highway, the shortest lot line shall be deemed to be the front lot line. In the case of a double fronting lot, the shortest lot line abutting a highway shall be considered as the front lot line. In the case of a through lot, both lot lines abutting the highway shall be considered as front lot lines;
- (b) FRONT LOT LINE - PANHANDLE LOT means any lot line adjoining and approximately perpendicular to the access strip, but excluding any extension of the lot line in the access strip;
- (c) SIDE LOT LINE means a lot line other than the front or rear lot line;
- (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;

MAJOR ROADS for the purpose of Part 6 of this Bylaw shall mean the following roads contained within the Juan de Fuca Electoral Area and known as: Sooke Road, Gillespie Road, East Sooke Road, Becher Bay Road, Otter Point Road, and West Coast Road; *Bylaw 3705*

MANAGER means the General Manager, Planning and Protective Services of the Capital Regional District or his or her appointed representative; *Bylaw 3705*

MANUFACTURED HOME has the same meaning as Mobile Home defined elsewhere in this Bylaw;

MARICULTURE means the cultivation, rearing and harvesting of molluscs, crustaceans, and marine plants, and specifically excludes:

- (a) processing of these organisms; and
- (b) finfish cultivating, rearing, harvesting or processing;

MARINA means a site including the surface of water which provides for:

- (a) the rental of mooring space and floats for boats;
- (b) the sale, rental and repair of boats and engines;
- (c) the sale of marine fuel, marine supplies and fishing equipment;
- (d) the building and sites for offices, salesroom for boats, private club, restaurant or cafe;
- (e) a caretaker or manager's residence; *Bylaw 2018*

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MARINA (PRIVATE) means a marina without

- (a) sales or rental of boats or engines;
- (b) sale of marine fuel;
- (c) salesroom for boats; or
- (d) outdoor repair of boats or engines other than minor incidental repairs;

Bylaws 2951, 3705

MARQUEE SIGN also known as an under canopy sign means any sign affixed wholly beneath a canopy at right angles to a building;

Bylaw 2103

MEDICAL HEALTH OFFICER means the Medical Health Officer of the Vancouver Island Health Authority or his or her designate;

Bylaw 3705

MEDICAL MARIHUANA LICENSED PRODUCER means a licensed producer pursuant to the *Marihuana for Medical Purposes Regulation, SOR/2013-119* authorized to grow, produce, possess, sell, provide, ship, deliver, transport, destroy, research, export and/or import marihuana for medical purposes;

Bylaw 3922

MINIMUM LOT SIZE means size of a lot created by subdivision;

MOBILE HOME has the same meaning as manufactured home as defined in the *Manufactured Home Act*; excludes non-factory additions;

MOBILE HOME PARK means any lot on which are installed or intended to be installed for use as dwelling units, three or more mobile homes; and which are regulated by Capital Regional District;

Bylaws 377, 2171

MOTEL means a building or buildings providing temporary accommodation primarily for the automobile travelling public, each unit of which has its own sanitary facilities including water closet and wash basin; may include kitchenettes;

MOVING SIGN means a sign the whole or any part of which moves or is intended to move;

MULTIPLE FAMILY RESIDENTIAL ZONE means RM, RM-2, RM-3, C-5 zones;

NATURAL BOUNDARY means

- (a) the visible high water mark of any lake, river, stream or other body of water 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 lake, river, stream, or other body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself; and
- (b) the edge of dormant side channels of any lake, river, stream, or other body of water;

NATURAL GRADE means the average ground level recorded at the outermost corners of a building or proposed building as determined by survey and referenced bench mark prior to site preparation;

NON-CONFORMING BUILDING or use is governed by Section 911 of the *Local Government Act*;

Bylaw 3705

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OFFICE means the use of a room or groups of rooms within a building to conduct the affairs of a business, profession, service, industry or government; does not include retail sales or wholesale of goods; *Bylaw 3759*

OFFICIAL COMMUNITY PLAN means a plan prepared pursuant to Part 26, Division 2 – Official Community Plans, of the *Local Government Act* and adopted by the Capital Regional District Board; *Bylaw 3705*

OPEN HOUSE SIGN (REAL ESTATE) means a temporary unlighted sign for direction of the public for the viewing of real estate for sale or lease; *Bylaw 2335*

PAD means a paved surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a Manufactured Home, or a concrete pad for supporting a Habitable Area;

PANHANDLE LOT means any lot, the building area of which is serviced and gains access and road frontage by means of a relatively narrow strip of land which is an integral part of the lot (hereinafter called the "access strip"); the area of the access strip is not included in the minimum lot area calculations;

PARCEL means a lot, block or other area in which land is held or into which land is subdivided;

PARK means a park established under the *Park Act* or the *Park (Regional) Act* or any land dedicated under the *Local Government Act* or *Land Title Act*; *Bylaw 3705*

PARKING, NON-ACCESSORY means a principal use providing vehicular parking which is not required or primarily intended for the use of occupants, employees or clients of a particular development; includes surface parking lots and parking garages; *Bylaw 2018*

PARTIAL WIDTH HIGHWAY means a highway having a width of less than 20m but not less than 10m;

PERSONAL SERVICES means uses or structures for the provision of services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects; includes the sale of goods where the sale of goods is accessory to the provision of that service; includes barber shops, beauty shops, tailors, dressmakers, shoe repair shops, and dry cleaning establishments and laundrettes; excludes Health Services, massage parlours;

PIGGERY means a premises keeping more than one sow or gilt of breeding age and more than 14 feeder pigs;

PORTABLE SIGN means any free-standing sign (other than a sandwich board sign) which can be moved from place to place without involving any structural or support changes; specifically excludes vehicles whose primary function is advertising;

POTABLE WATER means water which meets the provincial standards in the *Drinking Water Protection Act*; *Bylaw 3705*

PRINCIPAL BUILDING means a building which is the chief or main one among the buildings on a lot;

PRINCIPAL USE means the chief or main purpose or function to which land, buildings and structures are designed, intended to be put, or put;

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PRIVATE CLUB means a use providing for the meeting, social or recreational activities of members of a non-profit philanthropic, social service, athletic, business or fraternal organization, without on-site residences except one dwelling unit for caretaker or manager; may include rooms for eating, drinking and assembly;

PRIVATE UTILITY means, within the CD-1 Zone, facilities for the collection and treatment of domestic waste water and sewage and distribution of treated domestic waste water for beneficial reuse, which includes non-drinking uses and for irrigation purposes, constructed in accordance with the applicable Capital Regional District engineering standards; *Bylaw 2951*

PROCESSING FACILITY means the use of land, buildings or structures for the sorting, crushing, washing, screening, scaling, milling, processing or storage of material; *Bylaw 3759*

PROJECTING SIGN includes every sign of which any part thereof projects more than 0.3m from the building or structure to which it is attached, but does not include a Canopy Sign or a Free-Standing Sign;

PUBLIC UTILITY USE 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; includes but is not limited to plants, equipment and offices;

REAL ESTATE SIGN means a temporary unlighted sign pertaining to the sale, lease, hire or rental of the property, or of a building or part of a building on the lot on which the sign is displayed;

RECREATION VEHICLE means any vehicle, trailer or combination of vehicle and accessories used or designed to be used primarily for accommodation during travel or recreation; does not include mobile homes; *Bylaw 3705*

RECYCLING DEPOT means a use providing for the buying and temporary storage of bottles, cans, newspapers and similar household goods for reuse;

RESIDENTIAL BUILDING means a one-family dwelling, two-family dwelling, townhouse, or apartment;

RESIDENTIAL USE means the occupancy or use of a building or part thereof as a dwelling unit;

RESIDENTIAL ZONE means the R-1, R-2, R-3, R-4, RM, RM-2, RM-3;

RESOURCE EXTRACTION means the removal of resource products, such as but not limited to, forest or mining products, by either physical labour or with machinery or a combination of the two; *Bylaw 3759*

RESTAURANT means a commercial use, whether permanent or temporary, fixed or movable, in which prepared food is served to the public, or any place to which the public have access for the purpose of purchasing prepared food for human consumption on the premises or elsewhere;

RETAIL SALES means goods, wares, merchandise, substances, articles or things offered or kept for sale at retail; excludes Retail Stores;

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RETAIL STORE means a building where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, and includes storage on or about the store premises of limited quantities of the goods, wares, merchandise, substances, articles or things, sufficient only to service the store, but does not include any other retail use specifically permitted by this bylaw except Retail Sales;

RETAINING WALL means a wall designed and used to maintain differences in ground elevations by holding back a bank of material;

ROOF SIGN means any sign erected over or above a roof or parapet of a building;

RURAL ZONE means A, AG, AG-1, AF, AW, RL, RU2;

Bylaws 3009, 3797, 3759, 4259

RURAL RESIDENTIAL ZONE means RR-1, RR-A, RR-AK, RR-2, RR-2A, RR-3, RR-3K, RR-4, RR-5, RR-6, RR-OB, RR-WI, WT-1, WT-2, WT-3, WT-4, JR-1;

Bylaws 3583, 3689, 3705, 3759, 3849, 3857

SCREEN means a fence, wall, berm, continuous planting of vegetation or other similar barrier or any combination thereof, that effectively obstructs the view or denies physical access to the area enclosed;

Bylaw 2951

SECONDARY SUITES means an accessory dwelling unit not exceeding 90m² in floor area, capable of being occupied year round with living facilities, including provision for sleeping, cooking, sanitation, food storage and preparation, contained within a single family dwelling approved by building permit pursuant to the *B.C. Building Code* or where the secondary suite predates the adoption of the authorizing bylaw, the suite shall comply with Part 1, Section 4.19 of this bylaw;

Bylaws 2674, 3605

SERVICE STATION means a use providing for the retail sale of motor fuels and lubricants as its principal use; may include the servicing and mechanical and/or electrical repairing of vehicles, the sale of automobile accessories and the ancillary sales of retail products; does not include wholesale sales or vehicle structural or body repairs or painting or vehicle sales;

SETBACK means the distance that a use or building or structure or a specified portion of it, must be set back from a lot line; a setback is not a yard;

SHOPPING CENTER means a commercial use incorporating a group of commercial establishments planned, constructed, or managed as an entity having common or shared parking available to all customers and employees;

SHORT TERM USE COTTAGE means a building having a total floor area of not more than 125m² used for:

(i) accommodation accessory to a use of land permitted under Section 25A.01(b), (c) or (d);

(ii) a tourist cabin;

but not as a permanent dwelling unit;

Bylaw 2646

SIGHT TRIANGLE means the triangular area of a lot formed by the intersection of the highway right-of-way boundaries or those boundaries produced, and a line joining the two points on those boundaries of the lot 6m from the point of intersection;

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SIGN means any symbol, identification, description, illustration, or device which is visible from any public place or highway and which directs attention to a product, service, place, activity, person, institution or business or solicitation, including any permanently installed or situated merchandise or any emblem, painting, banner, pendant, placard or temporary device intended to advertise, identify or convey information but does not include national flags, traffic control devices erected by Provincial or Municipal Authorities or architectural symbols or graphics which are an integral part of the architectural design of a building;

SIGN AREA means an area designated in Part 4 of this Bylaw;

SILVICULTURE means all activities related to the production and harvesting of timber including the removal of harvestable timber stocks but specifically excludes the processing of wood or wood products;

SLIP means the downward and outward movement of slope-forming material composed of natural rock, soils, artificial fills, or combinations of these materials, which movement may proceed by any one of three principal types of movement - falling, sliding or flowing - or by their combination;

STANDARD DIKES means those dikes built to a minimum crest elevation equal to the Flood Construction Level and which meet standards of design and construction approved by the Ministry of Environment;
Bylaw 3705

STORAGE, UNENCLOSED means an area not contained within a building where construction materials and equipment, solid fuels, lumber and new building materials, monuments and stone products, public service and utility equipment, or other materials, goods, products, equipment or machinery are stored, baled, placed, piled or handled; excludes wrecking yard or junk yard;

STORAGE YARD means any lot or tract of land wholly or partly used for the wholly or partially enclosed or screened storage of metals, vehicles in running order, other materials; excludes auto wreckers and salvage yards;

STORAGE YARD, SCREENED notwithstanding Section 4.09, Part 1 of Bylaw 2040, means the use of a lot or tract of a lot for the storage of, but not limited to the following:

- (a) a motor vehicle;
- (b) a boat, whether or not mounted on a boat trailer;
- (c) a boat trailer;
- (d) a camper body, whether or not it is mounted on a vehicle;
- (e) a recreation vehicle

which is screened off, and

the temporary storage of the following:

- (a) equipment and machinery;
- (b) building materials;

which is screened off, but it does not include any of the following:

- (a) auto wreckers,
- (b) salvage yards,
- (c) wrecking yard,
- (d) junk yard;

Bylaw 2951

STOREY means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it;

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STREET means any road, boulevard, square or other right of way 10m or more in width, which has been dedicated or deeded for public use, and is accessible to fire department vehicles and equipment;

STREET LIGHTING means a lamp and support designed to illuminate a highway;

STRUCTURE means anything which is constructed, erected or placed, the use of which requires location on the ground or attachment to something having location on the ground, and includes a satellite dish antenna and retaining walls; but excludes concrete or asphalt or similar surfacing of a lot, fences, signs under 6m in height, and underground utility facilities;

SUBDIVISION means the division of land into two or more lots, whether by plan, apt descriptive words, or otherwise, and includes a plan consolidating two or more lots into the same or a lesser number of lots;

TEMPORARY ACCOMMODATION means a total length of stay of not more than 30 consecutive days;

TEMPORARY SIGN means any sign that can be displayed or used or is intended to be displayed or used for a limited period of time for the purpose of advertising the construction, lease, subdivision, design or sale of property at which the sign is located;

TEMPORARY STORAGE means a time period not to exceed one year; *Bylaws 2951, 3705*

THEATRE means a building or structure designed to stage live or recorded public performances;

THEATRE, DRIVE-IN means a use specifically designed for the showing of motion pictures on an outdoor screen for viewing by patrons from within their vehicles or from viewing rooms for non-vehicular patrons;

THROUGH LOT means a lot through which passes a highway of 10m or more in width;

TIME AND TEMPERATURE DIGITAL SIGN means a sign in which the time, temperature, or time and temperature are displayed by artificially illuminated digits;

TOP OF BANK means the point at which the upward ground level becomes less than one (1.0) vertical to four (4.0) horizontal, and refers to the crest of the bank or bluff where the slope clearly changes into the natural upland bench; or as designated by the Minister of Environment, or his or her Designated Official; *Bylaw 3705*

TOURIST CABIN means a building used for temporary accommodation for tourists, the total floor area of which does not exceed 90m², and does not include the use of the building as a permanent dwelling unit; *Bylaw 3705*

TOWNHOUSE means a building or buildings divided into not less than three dwelling units with each dwelling unit having direct access to the outside at grade; specifically excludes motels and hotels;

TRAVEL TRAILER means a recreation vehicle designed to be towed behind a vehicle and meeting CSA Standards;

TRESPASS SIGN means a sign on public or private land directed toward the prevention of trespassing;

UNENCLOSED means not contained within a building or structure;

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USE means the purpose or function to which land, the surface of water, buildings, or structures are designed, intended to be put, or put;

VEHICLE means a device in, on or by which a person or thing is or may be transported or drawn upon a highway except a device designed to be moved by human power or used exclusively on stationary rails or tracks;

VEHICLE AND/OR EQUIPMENT REPAIR means a use or building providing for the servicing and mechanical repair of vehicles, boats, farm, gardening or construction equipment, and recreational vehicles or the sale, installation or servicing of related accessories and parts; includes transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops; specifically excludes wrecking yards;

VEHICLE SALES/RENTALS means a use or building providing for the retail sale or rental of new or used automobiles, motorcycles, trucks, mobile homes, tent trailer, recreational vehicles, motor homes, boats, travel trailers or similar light recreational vehicles or craft, together with incidental maintenance services and sale of parts; includes automobile dealerships, car rental agencies; excludes Heavy Equipment Sales/Rentals;

VETERINARY CLINIC means a use which provides for the veterinary care of dogs, cats, and household pets principally on an out-patient basis, and which may provide accommodation for short term care incidental to the Veterinary Clinic use; may include agriculture and aquaculture diagnostic services;

WALKWAY means a way for the use of pedestrians only, having a width of 3 meters or less;

WALL SIGN includes every sign which is painted, pasted or otherwise affixed directly to or upon any wall or other integral part of any building or structure;

WATERCOURSE means any natural or man made depression with well defined banks and a bed 0.6 m or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year or having a drainage area of 2 square kilometres or more upstream of the point of consideration, or as designated by the Minister of Environment, Lands and Parks or a Designated Official;

WIDTH OF A LOT means the mean distance, measured perpendicularly between the two boundaries intersecting a highway of a lot fronting on a highway, but excluding access strips of panhandle lots;

WINDOW SIGN means a sign or display attached to the interior portion of a window or displayed on the interior side of a window;

WRECKING YARD means a use providing for the towing, unenclosed storing, and/or dismantling from time to time, of more than one unlicensed vehicle, which may include sale of parts;

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YARD means any part of a lot unoccupied and unobstructed by principal buildings or other structures except as provided elsewhere in this Bylaw; and in particular: *Bylaw 3705*

- (a) FRONT YARD means a yard extending across the full width of the lot from the front lot line to the front building line of the principal building;
- (b) SIDE YARD means a yard extending from the front yard to the rear yard and measured between the side line of the lot and the side building line of the principal building;
- (c) FLANKING YARD means that side yard of a corner lot which abuts a street; all requirements for flanking yards are "clear to the sky" unless otherwise stated in this Bylaw;
- (d) REAR YARD means a yard extending across the full width of the lot from the rear line of the lot to the rear building line of the principal building;

ZONE means a zone created by Part 2 of this Bylaw.

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3.0 ADMINISTRATION AND ENFORCEMENT

3.01 REPEAL

Bylaw Nos. 282 and 313, as amended from time to time, are hereby repealed.

The Capital Regional District Bylaw No. 189, cited as "Juan de Fuca Subdivision Bylaw No. 189, 1974" is hereby repealed only insofar as it applies to the Shirley/Jordan River Official Community Plan area.

Bylaw 3759

The Capital Regional District Bylaw No. 189, cited as "Juan de Fuca Subdivision Bylaw No. 189, 1974" is hereby repealed only insofar as it applies to Lot A, District Lot 39, Block 70, Malahat District, Plan 23590; and Parcel A (DD54019I) of Blocks 69 & 70, Malahat District; and District Lot 185, Sooke District, known as Wolfe Island.

Bylaw 3857

3.02 ENFORCEMENT

(1) Inspection

The person(s) designated by the Board may enter on any property at all reasonable times to ascertain whether the regulations contained herein are being observed. *Bylaw 2418*

(2) Violation

- (a) No person shall use or occupy any land, building or structure, nor erect, move, alter or enlarge a building or structure or part thereof except in conformity with this Bylaw;
- (b) No person shall do any act or suffer or permit any act or thing to be done in contravention of this Bylaw.

(3) Penalty

- (a) A person who contravenes this Bylaw by doing an act that it forbids, or by omitting to do an act that it requires to be done, commits an offence and is liable upon conviction to the penalties prescribed by the Offense Act provided that the minimum penalty is ONE HUNDRED (\$100) DOLLARS; *Bylaw 2224*
- (b) A separate offence shall be deemed to be committed upon each day during and in which a contravention of this Bylaw occurs or continues;
- (c) The penalties imposed under this Section shall be in addition to and not in substitution for any other penalty or remedy imposed by this Bylaw.

3.03 NON-CONFORMING USES

Non-conforming uses and other aspects of non-conformity are governed by Section 911 of the *Local Government Act*. *Bylaw 3705*

3.04 NON-COMPLIANCE WITH SITING, SIZE AND SHAPE REQUIREMENTS

Subject to the provisions of the Mobile Home Park Bylaw No. 377, in a mobile home park which was in existence prior to or after the adoption of this Bylaw and if required, laid out according to plans approved by the authority having jurisdiction at the time of approval:

- (a) mobile home units may be placed, removed, relocated or replaced by another unit of the same size; and
- (b) the layout of the mobile home lots may be changed provided that, where applicable:

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- (i) the overall density of the mobile home park does not increase;
- (ii) the number of mobile home lots in the mobile home park is not increased;
- (iii) the mobile home unit is placed on an approved mobile home lot;
- (iv) the mobile home park is located in a residential zone;
- (v) the requirements of all other applicable bylaws are met; and
- (vi) the yard requirements of this bylaw are met.

3.05 SEVERABILITY

If any section, subsection, clause, or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.

3.06 AREA COVERED BY BYLAW

This Bylaw applies to the portion of the Juan de Fuca Electoral Area outlined on Map 1 – East Sooke Zoning, Map 2 – Otter Point Zoning and Map 3 – Shirley Jordan River Zoning, which are attached to and form a part of this bylaw. *Bylaw 3705*

3.07 ZONES

For the purposes of this Bylaw, the area specified in subsection 3.06 of this Bylaw is hereby divided into the following zones: *Bylaw 4380*

<u>Short Form</u>	<u>Zone</u>
AW	Rural Watershed
A	Rural
AF	Forestry
RU2	Rural 2 - <i>Bylaw 4259</i>
AG	Agricultural
AG-1	Agricultural 1 - <i>Bylaw 3797</i>
AG-2	Agricultural 2 - <i>Bylaw 4422</i>
RR-A	Rural Residential A - <i>Bylaws 3381, 3705</i>
RR-AK	Rural Residential A Kennel - <i>Bylaw 3873</i>
RR-1	Rural Residential 1
RR-2	Rural Residential 2
RR-2A	Rural Residential 2A - <i>Bylaw 3689</i>
RR-3	Rural Residential 3
RR-3K	Rural Residential 3 Kennel - <i>Bylaw 3872</i>
RR-4	Intermittent Rural Residential 4
RR-5	Rural Residential 5
RR-6	Rural Residential 6 - <i>Bylaw 3729</i>
RR-6A	Rural Residential 6A - <i>Bylaw 4246</i>
RR-OB	Rural Residential Orveas Bay - <i>Bylaw 3583</i>
RR-WI	Rural Residential Wolf Island - <i>Bylaw 3857</i>
R-1	Village Residential 1
R-2	Village Residential 2
R-3	Village Residential 3
R-4	Gordons Beach Recreation Residential 4 - <i>Bylaw 2639</i>
RM	Mobile Home Park
RM-2	Townhouse
RM-3	Apartment
C-1	Neighbourhood Commercial
C-2	Village Commercial
C-3	Service Commercial
C-4	Neighbourhood Public House - <i>Bylaw 2112</i>

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C-5	Apartment Commercial
CM-1	Marine Commercial - <i>Bylaw 2018</i>
CR-1	Low Intensity Commercial Recreation (Cabin)
CR-2	Rural Commercial Recreation (Campground)
CR-3	Intensive Commercial Recreation
CR-4	Country Inn
CR-4OW	Country Inn Ocean Wilderness - <i>Bylaw 4028</i>
DRMV	Destination Resort and Media Village - <i>Bylaw 2646</i>
M-SBP	Sooke Business Park Industrial - <i>Bylaw 4187</i>
M-2	General Industrial
M-3	Industrial Sawmill - <i>Bylaw 4316</i>
M-RU	Rural Industrial - <i>Bylaw 4423</i>
P-1	Public Recreation
P-2	Community Facility
P-2CB	Community Facility Camp Barnard - <i>Bylaw 3857</i>
P-2L	Heritage Lighthouse - <i>Bylaw 4097</i>
P-3	Public Utility
P-4	Juan de Fuca Public Service Building - <i>Bylaw 3870</i>
CD-1	Comprehensive Development - <i>Bylaw 2951</i>
RL	Resource Land - <i>Bylaw 3759</i>
WT-1	Wildwood Terrace 1 - <i>Bylaw 3759</i>
WT-2	Wildwood Terrace 2 - <i>Bylaw 3759</i>
WT-3	Wildwood Terrace 3 - <i>Bylaw 3759</i>
WT-4	Wildwood Terrace 4 - <i>Bylaw 3759</i>
WT-TC	Wildwood Terrace Tourist Commercial - <i>Bylaw 3759</i>
JR-1	Jordan River Hamlet - <i>Bylaw 3759</i>
C-1A	Wildwood Terrace Neighbourhood Commercial - <i>Bylaw 3759</i>
C-1B	Jordan River Commercial - <i>Bylaw 3759</i>
CR-1A	Jordan River Destination Resort - <i>Bylaw 3759</i>
RD-1	Restricted Development – Flood Hazard Area - <i>Bylaw 4188</i>

3.08 OFFICIAL ZONING MAPS

- (1) The location of the zones established by this Bylaw are shown on Schedule B, "Zoning Map of a Portion of the Juan de Fuca Electoral Area". *Bylaw 3705*
- (2) When the zone boundary is designated on the Official Zoning Maps as following a road allowance, creek or railway right-of-way, the centre line of such road allowance, creek or railway line shall be the zone boundary.
- (3) Where a zone boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the Official Zoning Maps.

3.09 EFFECTIVE DATE OF BYLAW

This Bylaw shall come into force and take effect upon the final adoption thereof.

3.10 LOTS CREATED BY SUBDIVISION

- (1) Nothing in this Bylaw shall be interpreted as limiting or extending the authority of the Approving Officer under the *Land Title Act* or any other statute.
- (2) The minimum lot area requirements prescribed by this Bylaw shall not apply:
 - (a) where the lot being created is to be used solely for the unattended equipment necessary for the operation of:

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- (i) a community water system,
 - (ii) a community sewer system,
 - (iii) a community gas distribution system
 - (iv) a community radio or television receiving antenna
 - (v) a radio or television broadcasting antenna,
 - (vi) a telecommunication relay station,
 - (vii) an automatic telephone exchange,
 - (viii) an air or marine navigational aid,
 - (ix) electrical substations or generating stations,
 - (x) any other similar public service or quasi-public service or utility; or
- (b) where a lot is created pursuant to Section 411(b) of *B.C. Regulation 334/79* under the *Land Titles Act*; or *Bylaw 3705*
- (c) where the land proposed to be subdivided is within a zone where none of the uses permitted will generate sewage and the owner enters into a covenant pursuant to Section 215 of the *Land Title Act* satisfactory to the Approving Officer prior to the deposit of the subdivision plan in the Land Title Office; or
- (d) where a lot being created is for park use only.
- (3) Notwithstanding the minimum lot area requirements specified in this Bylaw, existing lots which are smaller than permitted in these regulations may be consolidated and subdivided into new lots, provided that: *Bylaw 3705*
- (a) all parts of the new lots are contiguous;
 - (b) no additional lots are created;
 - (c) the boundary change does not result in the reduction of any affected lot by 20% or more of its original size;
 - (d) all the other requirements of this Bylaw are met.
- (4) Where a lot being created by a subdivision front on a highway, the minimum frontage on the highway shall be the greater of:
- (a) one tenth of the perimeter of the lot that fronts on the highway; or
 - (b) the minimum frontage specified in this Bylaw for the lot.
- (5) Panhandle Lots:
- (a) If a panhandle lot is not capable of being further subdivided under the provisions of this Bylaw, the minimum width of the access strip at any point shall be 6m;
 - (b) If a panhandle lot is capable of being further subdivided under the provisions of this Bylaw, the minimum width of the access strip at any point shall be 20m;
 - (c) Panhandle lots shall not be permitted within a zone or zones established by this Bylaw for Townhouse, Apartment, Commercial or Industrial uses;
 - (d) Where owing to the topography of the land, irregular lot configuration or limited access availability it is not possible for the subdivision boundaries and zoning boundaries to coincide, a panhandle lot may be created where the part of the lot intended for use as the access strip does not meet a minimum lot size requirement of this Bylaw.
- (6) Effective subdivision
- (a) Where a part of a lot is separated from the main portion of the lot by a road, watercourse or topographical feature so as to render it useless to the main portion, it

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may be annexed to an adjacent lot to which it may be more properly related without meeting other provisions of this Bylaw, as long as the main portion of the lot conforms to the provisions of this Bylaw;

- (b) Notwithstanding the minimum lot sizes specified in this Bylaw, where a lot is in the Rural A Zone, Forestry AF Zone, Rural Residential A RR-A Zone, Rural Residential RR-1 Zone, Rural Residential RR-2 Zone, Rural Residential RR-2A Zone, Rural Residential RR-3 Zone, Rural Residential RR-4 Zone, Rural Residential RR-5 Zone, Rural Residential RR-6 Zone, Rural Residential Orveas Bay RR-OB Zone, Village Residential R-1 Zone, Village Residential R-2 Zone, or Village Residential R-3 Zone, and is split into separate parts by a highway or railroad, the Approving Officer may approve a subdivision which recognizes these separate parts, providing that in all other respects the subdivision complies with this Bylaw and providing the Approving Officer is satisfied that such a subdivision would not injuriously affect the established amenities of adjoining or adjacent properties or be against the public interest.

Bylaws 2171, 3583, 3689, 3705, 3973

- (7) Side lot lines of lots created by a proposed subdivision shall be substantially at right angles or radial to street lines unless the Approving Officer is satisfied that it is impractical to comply.

4.0 GENERAL REGULATIONS

4.01 ACCESSORY BUILDINGS AND STRUCTURES

- (1) General Regulations for all Zones

- (a) No accessory building or structure shall be erected until the structure or building or use to which the accessory building is ancillary and subordinate has been erected or will be erected simultaneously with said accessory building;
- (b) Where an accessory building or structure is attached to the principal building by a breezeway, 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;
Bylaw 3705
- (c) An accessory building or structure shall not be used as a dwelling unit, except as otherwise provided for in the Bylaw;
- (d) No accessory building shall be located closer to the front lot line than the principal building, except that where the distance between the principal building and the front lot line is greater than 15m, the accessory building shall be not less than 15m from the front lot line;
- (e) No accessory building shall be located less than 1m from any other building or structure;
Bylaw 3705
- (f) A satellite dish antenna installed on the roof of a building shall not extend above the maximum height permitted for the building upon which it is located;
- (g) A satellite dish antenna installed on the ground shall be subject to the siting, site coverage and height regulations for accessory buildings and structures for the zone in which it is located;

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- (h) Accessory buildings shall be located:
 - (i) in Residential, Rural Residential, and Rural Zones, not less than 1m clear to the sky from side and rear lot lines, except where a mutual garage is erected on the common lot line;
 - (ii) adjacent to flanking lot lines, not less than the minimum side yard required under this Bylaw for the principal building, provided that, where the vehicle doors of a garage face the flanking street, the distance between the garage and the flanking street shall be not less than 4.6m clear to the sky;
 - (iii) in Commercial, Industrial and Multiple Family Residential Zones, not less than 3m from a lot line of an adjoining lot in a Rural, Rural Residential, Multiple Family Residential, or Residential Zone;
 - (iv) as specified elsewhere in the Bylaw;
- (2) Regulations for Residential, Multiple Family Residential, Rural Residential and Rural Zones
 - (a) An accessory building in a Residential, Multiple Family Residential, Rural Residential, or Rural Zone shall not exceed 6m in height, except as otherwise provided for in this Bylaw; *Bylaws 3831, 3849*
 - (b) A building accessory to a residential principal use may be used as a dwelling unit during the construction phase of the principal building, provided that:
 - (i) The building permits for both the principal and accessory buildings are applied for at the same time; and
 - (ii) The period during which the accessory building is used as a dwelling unit does not exceed one year and is thereafter returned to the accessory use;
 - (iii) A method of sewage disposal acceptable to the Medical Health Officer is provided; and
 - (iv) An acceptable supply of potable water is available;
 - (c) In Residential, Multiple Family Residential, Rural Residential, and Rural Zones, the combined total floor area of all accessory buildings and structures on a lot shall not exceed either the Lot Coverage permitted in the Zone in which they are located, or the following:

Lot Size	Maximum Combined Total Floor Area (all floors) of All Accessory Buildings and Structures
Less than 2,000m ²	60m ²
2,000m ² to less than 5,000m ²	100m ²
5,000m ² or greater	250m ²

Bylaw 3831

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4.02 AGRICULTURAL LAND RESERVE

Notwithstanding anything contained in this Bylaw, land designated as "Agricultural Land Reserve" pursuant to the *Agricultural Land Commission Act*, shall be subject to:

- (a) the *Agricultural Land Commission Act*; and
- (b) regulations made under the *Agricultural Land Commission Act*; and
- (c) relevant orders of the Provincial Agricultural Land Commission made under the *Agricultural Land Commission Act*;

that is to say, without limiting the generality of the foregoing, where land within an "Agricultural Land Reserve" is also within a zone established under this Bylaw, the Bylaw shall be binding only insofar as it is not inconsistent with the *Agricultural Land Commission Act* and regulations or an order of the *Agricultural Land Commission Act* and regulations or an order of the Agricultural Land Commission.

4.03 CONVERSION OF BUILDINGS

Buildings may be converted, altered or remodelled for another use, provided that:

- (a) The Chief Building Inspector has been satisfied that the building is structurally suitable for such conversion;
- (b) The converted building and use shall be a permitted use and shall conform to all the provisions and regulations prescribed for the zone in which it is located.

4.04 FLOOD CONTROL AND ENVIRONMENTAL PROTECTION

No buildings or structure or any part thereof shall be constructed, reconstructed, moved or extended nor shall any mobile home or unit, modular home or structure be located except in accordance with Part 5 of this Bylaw.

4.05 HEIGHT EXCEPTIONS

The following type of structures or structural parts shall not be subject to the building height requirements of this bylaw: church spires, belfries, domes, monuments, fire and hose towers, observation towers, stadiums, transmission towers, public utility poles, chimneys, flag poles, radio towers, television towers, silos, barns in Rural Zones, farm windmills, masts, aerials, water tanks, monitors, scenery lofts, cooling towers, drive-in theatre projection screens, elevator and ventilating machinery penthouses, providing no such structure shall cover more than 20 percent of the lot or, if located on a building, not more than 10 percent of the roof area of the principal building.

4.06 HOME BASED BUSINESS AND HOME INDUSTRY

Bylaw 3705

- (1) The following Regulations apply to all Home Based Business Categories, when permitted in any zone:
 - (a) A Home Based Business shall not cause or result in any variation or alteration in the external residential appearance of the land and premises in which it is carried on;
 - (b) More than one Home Based Business may be permitted per lot; however all such uses combined shall not exceed the standards set out in these Regulations;
 - (c) Articles produced on the lot may be sold from the dwelling unit or permitted accessory building in which they were produced;
 - (d) No equipment or process shall be used in such Home Based Business which creates noise, vibration, glare, fumes, odours, particulate matter, electrical interference or nuisance by any other means detectable to the normal senses of a person located off the lot. Materials or projects that are inflammable or explosive under ordinary or operating temperatures shall not be permitted;

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- (e) Any Home Base Business that involves the production of food or drink as defined in *Food Premises Regulation* must be approved by the Medical Health Officer prior to operation; *Bylaw 3705*
 - (f) Parking shall be provided according to Part 3 of this Bylaw, and screened from adjacent residential uses and the highway. Spaces to be provided in excess of those required by the principal use shall be provided on the lot;
 - (g) Signs shall be provided according to Part 4 of this Bylaw;
 - (h) Home Based Business (Categories 1 and 3) shall not increase vehicular traffic flow and parking by more than one additional vehicle at a time; nor shall they involve the use of commercial vehicles for delivery of materials to or from the premises, except occasional deliveries consistent with the normal residential use of the property.
- (2) Home Based Business (Category 1)

Home Based Business (Category 1), where permitted, shall in addition to the General Regulations outlined in (1) above, conform to the following:

- (a) (i) For the purposes of Section 4.06(2)(a)(ii) of Part 1 of this Bylaw, the definition of accessory building shall not include detached garages, provided that only one such detached garage per lot shall be excepted from said definition;
 - (ii) On lots of 2000m² or less, a Home Based Business (Category 1) shall be conducted wholly within a dwelling unit or within an attached garage, or within a detached garage as defined in Section 4.06(2)(a)(i) above;
 - (b) On lots of 2000m² or more, a Home Based Business (Category 1) is permitted in a dwelling unit or within a permitted accessory building;
 - (c) The total area devoted to a Home Based Business (Category 1), whether in the dwelling unit or lawfully in an accessory building, shall not exceed an area equal to 25 percent of the total floor area of the dwelling unit;
 - (d) A Home Based Business (Category 1) involving care for pre-school children as regulated by the *Community Care and Assisted Living Act* shall accommodate no more than 7 children, and onsite facilities for pickup and dropoff of children shall be provided; *Bylaw 3705*
 - (e) Persons employed in a Home Based Business (Category 1) are limited to persons normally resident in the dwelling unit in which it is carried on, plus one other person; except that on a lot of 2000m² or more in area, up to two non-resident employees shall be permitted;
 - (f) There shall be no display or unenclosed storage of materials, tools, equipment, containers or finished products associated directly or indirectly with the home based business.
- (3) Home Based Business - (Category 2) - Bed and Breakfast

A bed and breakfast use when permitted in any zone shall be subject to the regulations in 4.06(1) of Part 1 above and the following:

- (a) (i) Bed and Breakfast Units may be located in the principal dwelling unit;
- (ii) On lots of greater than 2000m², Bed and Breakfast Units may be located in an accessory building;
- (b) (i) On lots of less than 0.4ha, not more than three Bed and Breakfast Units shall be

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permitted on a lot; and the maximum number of persons sleeping in a dwelling unit shall not exceed ten (10);

(ii) On lots of 0.4ha or more, not more than four Bed and Breakfast Units shall be permitted on a lot, provided that the sewage disposal system conforms to the *Public Health Sewerage System Regulation*; and the maximum number of persons sleeping in a dwelling unit shall not exceed twelve (12); *Bylaw 3705*

- (c) Breakfast meals only may be served to transient guests;
- (d) Home Based Business (Category 2) shall not increase vehicular traffic flow and parking by more than one vehicle at a time for each Unit in the Bed and Breakfast, nor shall they involve the use of commercial vehicles for delivery of materials to or from the premises, or parked on the property, except occasional deliveries consistent with the normal residential use of the property;
- (e) There shall be no display or unenclosed storage of materials, tools, equipment, containers or finished products associated directly or indirectly with the home based business;
- (f) Side and rear yards for an accessory building used for Bed and Breakfast Units shall be the same as for the principal dwelling in the zone in which it is located;
- (g) The total floor area of any accessory structure devoted to Bed and Breakfast Units shall not exceed 45m².

(4) Home Based Business (Category 3) - Home Industry

A home industry when permitted in any zone shall be subject to the regulations in 4.06(1) of Part 1 above and the following:

- (a) Home industries are restricted to lots over one hectare;
- (b) Persons employed in a home industry are limited to residents of the dwelling unit to which it is incidental plus two non-resident employees;
- (c) An accessory building used for a home industry shall be a minimum of 15m from each lot line or if unhoused, the activity must be located a minimum of 30m from each lot line and must be screened from adjacent lots and highways by landscaping or solid screen fencing;
- (d) Portable sawmills shall be permitted to operate only from lots in the Rural Zones and shall be subject to the following conditions:
 - (i) (a) On lots of 4ha or more, portable sawmills shall not be operated on the lot for more than six months in a 12-month period, nor shall portable sawmills be attached to a permanent foundation;
 - (b) On lots of between 1 and 4ha, portable sawmills may be operated for a period of not more than 30 days in a 12-month period;
 - (ii) Portable sawmills may be operated only from dawn to dusk, or from 8 a.m. to 8 p.m. whichever is less;
 - (iii) Portable sawmills shall be located not less than 30m from any lot line; and
 - (iv) The storage of raw materials, cut timber, and waste material shall be located not less than 30m from any lot line, and shall be screened from view from the public road and adjacent properties. *Bylaw 2103*
- (e) The area devoted to the use shall not exceed 60m² in a permitted accessory building,

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or to not more than 40% of the area of the dwelling whichever is less;

- (f) Storage of materials if unenclosed shall be fully screened from public roadways and adjacent properties by landscaping and/or structures;
- (g) Not more than one commercial vehicle shall be parked on the property.

4.07 LOCATION AND SITING OF BUILDINGS AND STRUCTURES

- (1) No principal or accessory structure or use shall be located in any required front, side, flanking or rear yard except as provided for elsewhere in this Bylaw, and except for fences and retaining walls;
- (2) No swimming pool shall be located in any required front yard or less than 3 m from any side or rear lot line;
- (3) Commercial, multiple family residential or industrial waste and garbage disposal containers shall not be installed or located within any required setback of the principal building from a lot line which abuts a street unless screened from view and locked, or unless otherwise provided in this Bylaw;
- (4) A dwelling unit shall not be built in a cellar;
- (5) Freestanding light poles, warning devices, traffic controls, directional signs, antennas, masts, utility poles, wires required for a public purpose or public utility use may be sited on any portion of a lot provided visibility for highway access is not obstructed;
- (6) Where individual zones are defined in Part 1 of this Bylaw as being in more than one group of zones (for example as both a "Commercial Zone" and a "Multiple Family Residential Zone"), the Zone Regulations which are the more restrictive of the two groups of zones shall apply when determining the siting of buildings or structures or uses on the subject or adjacent lots.

4.08 LOTS DIVIDED BY ZONE BOUNDARY

Where a lot is included in more than one zone, the zone boundary as shown on the map accompanying and forming part of the Bylaw shall be deemed to be a lot boundary for the purposes of determining applicable uses, densities and/or regulations other than building setbacks contained in this this bylaw.

4.09 PROHIBITED USES

- (1) Any use not expressly permitted in this Bylaw is prohibited in all zones and where a particular use is expressly permitted in one zone, such use is prohibited in all zones where it is not also expressly permitted;
- (2) The following uses shall be prohibited in all zones:
 - (a) The keeping, other than in a garage or carport on a lot, of more than one vehicle which does not have attached or affixed thereto vehicle number plates for the current license year issued in respect of that vehicle, in the manner prescribed in the *Motor Vehicle Act* and *Regulation*, except that implements of husbandry and not more than two recreational vehicles may be kept on the lot;
 - (b) The keeping on any lot of detached parts of vehicles unless in a building;
 - (c) The siting of permitted unlicensed vehicles, except implements of husbandry, other than in the rear yard or side yard, behind the front building line;
 - (d) The keeping on a vacant lot of detached parts of vehicles, and any vehicle which does not have attached or affixed thereto in the manner prescribed by the *Motor Vehicle Act*

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and *Regulation*:

- (i) Vehicle number plates for the current license year issued in respect of that vehicle, or
- (ii) A valid Approval Certificate issued in respect of that vehicle pursuant to the *Inspection Regulations of the Motor Vehicle Act*;
- (e) The unenclosed storage of disused or discarded items, junk, scrap metal or unsightly material.

4.10 PROJECTIONS INTO REQUIRED YARDS

- (1) The following features may project into a required front, side or rear yard:
 - (a) Steps, eaves and gutters, cornices, sills, cantilevered balconies, bay windows above the ground floor level, greenhouse windows, window seats, chimneys or other similar features, provided that such projections do not project more than 1m into the required yard or 0.71m in the case of a side yard of less than 3m in width;
 - (b) Balconies and sun shades, provided that such projections do not project more than 1m into the required yard;
 - (c) Pumphouses.
- (2) Any projection that increases floor area on the main or ground level must conform to yard requirements and setbacks. Projections from the storeys above the ground floor shall conform to (1) (a) above.

4.11 RECYCLING DEPOTS

All storage associated with this use, where permitted, shall be enclosed.

4.12 RESIDENTIAL USES

A tent, travel trailer, recreational vehicle, bus or other vehicle are not considered a residential use or dwelling unit for the purpose of this Bylaw.

4.13 SERVICE STATIONS AND GAS BARS

All pump islands shall be located at least 6m from any boundary of the lot, parking area on the lot, or laneways intended to control traffic circulation on the lot.

4.14 TEMPORARY BUILDINGS

A temporary building or structure may be placed on site for construction purposes on a lot being developed, for a period not to exceed the duration of such construction or one year, whichever is less.

4.15 USES PERMITTED IN ANY ZONE

Except where specifically excluded, the following uses shall be permitted in any zone:

- (a) Public utility poles, pipelines, radio, television, and transmission towers and wires; traffic control devices; and underground or submarine utility systems, the installation of which may be sited on any portion of a lot;
- (b) Sewage treatment plants, sewage pumping stations and their accessory buildings providing the accessory buildings are solely for the operation of the sewage treatment plant or sewage pumping station, owned and operated by the Capital Regional District or an improvement district, Strata Corporation or societies;

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- (c) Transportation rights-of-way established by one of the levels of government, or a Crown corporation;
- (d) Parks, hiking trails, horse trails, bicycle paths; *Bylaw 3705*
- (e) Buildings and uses accessory to a principal use or building;
- (f) Lighthouses and navigational aids;
- (g) Water treatment plants, pumping stations and their accessory buildings provided the buildings are solely for the operation of the water plant or pumping station, owned and operated by the Capital Regional District, a Capital Regional District Water Commission, an Improvement District, Strata Corporation or society; *Bylaw 3705*
- (h) *Cannabis production - personal* is permitted at a dwelling. *Bylaw 4278*

4.16 VISIBILITY AT HIGHWAY INTERSECTIONS

No person, being the owner, occupier, or lessee of any land at the intersection of any highway of 6m or more in width, and any other highway shall place or permit to be placed or grow, or permit to be grown, any tree, shrub, plant, fence or other structure with horizontal dimension exceeding 0.6m within the sight triangle above an elevation such that an eye 0.9m above the surface elevation of one highway cannot see an object 0.9m above the surface elevation of the other highway.

4.17 FENCES

- (1) Fences in all zones are subject to the provisions of Section 4.16 (Visibility at Highway Intersections) of Part 1 of this Bylaw;
- (2) In Residential Zones, the following height limitations apply:
 - (a) Solid fences walls not greater than 1.2m in height may be located anywhere on a lot;
 - (b) Solid fences or walls not greater than 2m in height may be located on any lot to the rear of the front building line;
 - (c) Where a rear lot line abuts the side lot line of an adjoining lot, the height of fences or walls on such rear lot line shall be not greater than the height permitted on the side lot line of the adjoining lot at the point of abutment.
- (3) In Commercial and Industrial Zones:
 - (a) fences or walls not greater than 1.2m in height may be located anywhere on a lot;
 - (b) fences or walls not greater than 2.5m in height may be located on any lot to the rear of the front setback line.
- (4) The height of a fence or wall shall be determined by measurement from the ground level at the average grade level within 1m of both sides of such fence or wall;
- (5) That portion of a retaining wall which projects above the surface of the ground which it supports shall be considered as a fence and subject to the regulations of this subsection;
- (6) Notwithstanding subsection (5) above, in cases where a retaining wall has been constructed along a lot line, the height of a fence or wall shall be determined by measurement from the surface of the ground which the retaining wall supports at the average grade level within 1m of such retaining wall.

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4.18 KEEPING OF ANIMALS IN RESIDENTIAL, MULTIPLE FAMILY RESIDENTIAL AND RURAL RESIDENTIAL ZONES

- (1) The keeping of horses, cattle, sheep, and goats shall be prohibited in the Residential, Multiple Family Residential and Rural Residential Zones, on lots of less than 2000m²;
- (2) Rabbits shall be permitted as follows in Residential, Multiple Family Residential and Rural Residential Zones:
 - (a) On lots up to 1000m², 6 rabbits;
 - (b) On lots of 1000m² to 2000m², 12 rabbits;
 - (c) On lots of 2000m² and above, 18 rabbits; and provided that, notwithstanding Section 4.01 of Part 1 of this Bylaw, buildings or structures for their keeping shall be located at least 6 m from side, flanking and rear lot lines and not located within front yards.

4.19 SECONDARY SUITES

Bylaw 2674

- (1)
 - (a) Secondary suites will only permitted in the principal single family dwelling;
 - (b) Secondary suites are not permitted in an accessory building(s), two-family dwellings (Duplexes), townhouses and mobile homes;
 - (c) The secondary suite shall not occupy more than 40% of the habitable floor area of the single family dwelling unit; *Bylaw 3605*
 - (d) The floor area of a secondary suite shall not exceed 90m²; *Bylaw 3605*
 - (e) Only one secondary suite or one detached accessory suite shall be permitted per lot; *Bylaw 3605*
 - (f) An owner of the lot must occupy either the secondary suite or the single family dwelling; *Bylaw 3605*
 - (g) The keeping of boarders and lodgers shall not be permitted within a single family dwelling containing a secondary suite; *Bylaw 3605*
 - (h) As a secondary suite is accessory to a principal dwelling, a secondary suite cannot be registered as a building strata. *Bylaw 3973*
- (2) A building permit must be obtained for a secondary suite. An assessment of the property's ability to accommodate an increase in onsite sewerage capacity i.e., that the system is capable of supporting the additional effluent flow produced by the suite is required. An Authorized Person as defined in the *Public Health Sewerage System Regulation* is to conduct the assessment and determine whether an expansion of the existing system would be possible and submit a letter either authorizing the existing system is satisfactory or requiring specific upgrades; *Bylaw 3605*
- (3) One off street parking space in addition to those required for the principal residential use shall be provided;
- (4) Secondary suites shall only be permitted in those zones in this bylaw which allow secondary suites;
- (5) Proof of source of potable water, in addition to the quantity required for the principal dwelling unit, of at least 1400 litres per day. *Bylaw 3605*

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4.20 DETACHED ACCESSORY SUITES

Bylaw 3605

- (a) A detached accessory suite shall only be permitted in those zones in this bylaw which allow detached accessory suites, and if the parcel size is 0.4ha or greater;
- (b) Only one detached accessory suite or one secondary suite shall be permitted per lot;
- (c) The detached accessory suite can be freestanding or combined with an accessory building;
- (d) A building permit must be obtained for a detached accessory suite. An assessment of the property's ability to accommodate an increase in onsite sewerage capacity i.e., that the system is capable of supporting the additional effluent flow produced by the suite is required. An Authorized Person as defined in the *Public Health Sewerage System Regulation* is to conduct the assessment and determine whether an expansion of the existing system would be possible and submit a letter either authorizing the existing system is satisfactory or requiring specific upgrades;
- (e) Proof of source of potable water, in addition to the quantity required for the principal dwelling unit, of at least 1400 litres per day;
- (f) The floor area of a detached accessory suite shall not be smaller than 33.4m² and not exceed 90m²;
- (g) The maximum height of an accessory building used for a detached accessory suite shall be 7m to the peak of the roof; *Bylaw 3849*
- (h) Detached accessory suites must be located within the same side and rear yard setbacks as the principal dwelling; *Bylaw 3849*
- (i) One additional on-site parking space shall be provided for a detached accessory suite;
- (j) Access to the detached accessory suite is to be provided from the same road access that provides access to the principal dwelling. In cases where a separate access for the detached accessory suite is required this access must first be approved by the Ministry of Transportation and Infrastructure prior to access construction or final approval by the Capital Regional District; *Bylaw 3705*
- (k) The detached accessory suite may be in the form of manufactured or modular home but shall not exceed a length of 13m, but does not include a Recreation Vehicle or Travel Trailer;
- (l) An owner of the lot must occupy either the detached accessory suite or the principal dwelling;
- (m) The keeping of boarders and lodgers shall not be permitted within a single family dwelling on a lot containing a detached accessory suite;
- (n) A bed and breakfast use shall only be permitted in the principal dwelling unit on a lot containing a detached accessory suite;
- (o) A detached accessory suite is not permitted on a lot with a two-family dwelling; *Bylaw 3705*
- (p) As a detached accessory suite is accessory to a principal dwelling, a detached accessory suite cannot be registered as a building strata. *Bylaw 3973*

5.0 TITLE

5.01 This bylaw may be cited as "Juan de Fuca Land Use Bylaw, 1992".

Bylaw 3705

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PART 2 - ZONING DISTRICTS

1.0 RURAL WATERSHED ZONE - AW

1.01 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 Watershed AW Zone:

- (1) Silviculture
- (2) One-family dwelling

1.02 Minimum Lot Size for Subdivision Purposes

The minimum lot size shall be 4ha.

1.03 Number of Residential Units

One one-family dwelling is permitted per lot.

1.04 Height

Maximum height shall be 11m.

1.05 Lot Coverage

Maximum lot coverage shall be 10 percent.

1.06 Maximum Size of Residential Buildings

Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral: *Bylaw 3705*

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

1.07 Yard Requirements

- (a) Front yards shall be a minimum of 15m;
- (b) Side yards shall be a minimum of 15m;
- (c) Rear yards shall be a minimum of 15m;
- (d) Flanking yards shall be a minimum of 15m.

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1A.0 RESOURCE LAND ZONE - RL

Bylaw 3759

1A.01 Permitted Uses

In addition to the uses permitted by Part 2, Schedule A of this bylaw, the following uses and no others shall be permitted in the Resource Land RL Zone:

Principal Uses:

- (a) Residential;
- (b) Resource Extraction;
- (c) Agriculture.

Bylaw 4413

Accessory Uses:

- (d) Home Based Business Categories One, Two and Three;
- (e) Secondary suite or detached accessory suite; and
- (f) Buildings or structures accessory to the above uses pursuant to Part 1, Subsection 4.01.

Local government land use regulations may not be applicable to private managed forest lands pursuant to Part 3, Section 21 of the *Private Managed Forest Land Act*.

1A.02 Minimum Parcel Size for Subdivision Purposes

- (a) The minimum parcel size for subdivision purposes is 120 ha;
- (b) For Section 946(4) of the *Local Government Act* purposes, the minimum parcel size of the remainder parcel is 120 ha where lands have been removed from Private Managed Forest Land status.

1A.03 Density Provisions

- (a) One single-family dwelling;
- (b) One secondary suite or one detached accessory suite.

1A.04 Height

Maximum height of principal buildings shall be 9 m.

1A.05 Maximum Size of Buildings

- (a) Provided that percolation and septic field requirements are met pursuant to the Sewerage System Regulation, principal buildings and structures shall not exceed a Total Floor Area of 418 m².

1A.06 Yard Requirements

- (a) Front yards shall be a minimum of 7.5 m;
- (b) Interior and exterior side yards shall be a minimum of 15 m;
- (c) Rear yards shall be a minimum of 15 m.

1A.07 Yard Requirements for Agriculture and Agricultural Buildings Adjacent to Non-Farm Parcels

Notwithstanding the above, setbacks for agricultural uses and agricultural buildings are as follows:

- (a) 30 m of a front parcel line;
- (b) 15 m of a side parcel line; and
- (c) 15 m of a rear parcel line.

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

2.0 RURAL ZONE - A

2.01 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 A 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 150m from the nearest Residential or Multiple Family Residential Zone;
- (c) Silviculture;
- (d) Home Based Business Categories One, Two and Three; *Bylaw 3705*
- (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; *Bylaw 2674*
- (n) Detached Accessory Suites pursuant to Part 1, Subsection 4.20. *Bylaw 3605*

2.02 Minimum Parcel Size for Subdivision Purposes

The minimum lot size shall be 4.0ha.

2.03 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 0.4ha or less, one one-family dwelling;
- (b) On lots of more than 0.4ha and less than 0.8ha, not more than two one-family or one two-family dwelling;
- (c) On lots of more than 0.8ha and less than 4ha, not more than three one-family dwellings or three dwelling units;
- (d) On lots of more than 4ha and less than 16ha, not more than four one-family dwellings or four dwelling units;
- (e) On lots of more than 16ha and less than 32ha, not more than five one-family dwellings or five dwelling units;
- (f) On lots of more than 32ha, not more than eight one-family dwellings or eight dwelling units.

2.04 Height

The maximum height permitted shall be 11m.

2.05 Lot Coverage

The maximum lot coverage permitted shall be 15 percent.

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

- 2.06 Maximum Size of Residential Buildings** Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral:
Bylaw 3705
- (a) On lots of less than 1ha in area, residential buildings and structures shall not exceed a Floor Area Ratio of 0.45 or a Total Floor Area of 418m², whichever is less;
 - (b) On lots of 1ha or more in size, residential buildings and structure shall not exceed a Floor Area Ratio of 0.45.
Bylaw 3705
- 2.07 Yard Requirements for Residential Buildings**
- (a) Front yards shall be a minimum of 7.5m;
 - (b) Side yards shall be a minimum of 6m except for lots of greater than 1ha in size and where residential uses exceed a Total Floor Area of 418m², minimum side yards shall be 15 m each side;
 - (c) Flanking yards shall be a minimum of 6m CTS;
 - (d) Rear yards shall be a minimum of 11m.
- 2.08 Yard Requirements for Farm Buildings**
- (a) Front yards shall be a minimum of 30m;
 - (b) Side, flanking and rear yards shall be a minimum of 15m.
- 2.09 Yard Requirements for Finfish Culture, Land-Based Uses and Structures** Front, side, flanking and rear yards shall be a minimum of 30m.
- 2.10 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 30m.
Bylaw 2103

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

3.0 FORESTRY ZONE - AF

3.01 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 Forestry AF Zone:

- (a) Silviculture except within 300m of a highway;
- (b) Offices, mechanical shops, fuel storage, and storage buildings accessory to mining or silviculture;
- (c) One-family dwelling;
- (d) Home Based Business Categories One, Two and Three; *Bylaw 3705*
- (e) Two Boarders or lodgers;
- (f) Secondary Suite pursuant to Part 1, Subsection 4.19; *Bylaw 3849*
- (g) Detached Accessory Suite pursuant to Part 1, Subsection 4.20: *Bylaw 3849*
- (h) Portable sawmill accessory to a principal residential use on That Part of Lot 87, Renfrew District, Lying to the East of a Boundary Parallel to the Easterly Boundary of Said Lot and Extending From a Point on the Northerly Boundary of Said Lot Distant 10 Chains from the North East Corner of Said Lot and to the South of the Northerly Boundary of Plan 109 RW, Except Part in Plan 16260, PID: 006-452-230. *Bylaw 4407*

3.02 Minimum Parcel Size for Subdivision Purposes The minimum lot size is 4ha;

3.03 Density

- a) One one-family dwelling per lot;
- b) One secondary suite or one detached accessory suite per lot;
- c) The maximum area devoted to an accessory portable sawmill use shall be 0.5 ha. *Bylaws 3849 4407*

3.04 Height Maximum height shall be 11 m.

3.05 Lot Coverage Maximum lot coverage shall be 10 percent.

3.06 Maximum Size of for Residential Buildings

Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral. *Bylaw 3705*

- (i) On lots of less than 1ha 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;
- (ii) On lots of 1ha or more in size, residential buildings and structures shall not exceed a Floor Area Ratio of 0.45.

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

3.07 Yard Requirements

- a) The front, side, rear and flanking yards for an accessory portable sawmill use shall be a minimum of 30 m;
- b) For all other buildings and structures, the front, side, rear and flanking yards shall be a minimum of 15 m.

Bylaws 3849, 4407

3.08 Screening

- a) A vegetative screen, consisting of coniferous vegetation native to the region that is not less than 2 m high and 5 m deep and spaced no less than 2 m apart, or a solid fence, at least 2.5 m in height, shall be located and maintained around the perimeter of the portable sawmill operation.

Bylaw 4407

3.09 Portable Sawmill

- a) Persons employed at a portable sawmill operation are limited to persons normally resident in the dwelling unit to which it is incidental plus up to three non-resident employees;
- b) A portable sawmill shall operate between the hours of 9 am and 3 pm, Monday to Friday, excluding statutory holidays;
- c) In addition to the hours specified in paragraph 3.09(b), sales from a portable sawmill shall be permitted on Saturdays between the hours of 9 am and 5 pm, excluding statutory holidays;
- d) Notwithstanding Part 1, Section 4.01(2)(c), the maximum total floor area of buildings and structures devoted to an accessory portable sawmill use shall be 60 m²;
- e) Portable sawmill and related operations shall not create noise that exceeds a level of 55 dB when measured at the property line.

Bylaw 4407

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

3A.0 RURAL 2 ZONE – RU2

Bylaw 4259

3A.01 Permitted Principal Uses & Buildings

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 by the Rural 2 RU2 Zone:

- (a) Agriculture;
- (b) Farm Buildings on Farms;
- (c) Residential;
- (d) One-family Dwelling.

3A.02 Permitted Accessory Uses

- (a) Accessory buildings and structures ancillary to a permitted use pursuant to Part 1, section 4.01;
- (b) Secondary Suite pursuant to Part 1, Subsection 4.19;
- (c) Detached Accessory Suite pursuant to Part 1, Subsection 4.20;
- (d) Home Based Business Categories One, Two and Three;
- (e) Two Boarders or Lodgers;
- (f) One recreation vehicle 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;
- (g) Composting of waste generated on-site.

3A.03 Minimum Parcel Size for Subdivision Purposes

- (a) The minimum lot size is 4 ha.

3A.04 Density

- (a) One one-family dwelling per lot is permitted.
- (b) One secondary suite or one detached accessory suite per lot is permitted.
- (c) Farm buildings and structures shall not exceed a total floor area 1,000m².
- (d) Residential buildings and structures shall not exceed a total floor area of 418 m².

3A.05 Height

- (a) The maximum height of principal buildings is 11 m.

3A.06 Lot Coverage

- (a) The maximum lot coverage shall be 10%.

3A.07 Yard Requirements

- (a) Residential buildings and structures shall be set back a minimum of:
 - a. 7.5 m from the front lot line;
 - b. 6 m from side lot lines;
 - c. 10 m from the rear lot line; and
 - d. 6 m CTS from flanking lot lines.
- (b) Except for grazing of livestock and growing of agricultural crops, agricultural uses and farm buildings shall be set back a minimum of:
 - a. 30 m from the front lot line;
 - b. 15 m from side, rear and flanking lot lines.

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

3A.08 Watercourse Setbacks

- (a) Agricultural uses and farm buildings and structures shall be a minimum of 15 m from the natural boundary of a watercourse.

3A.09 Definitions

- (a) For the purpose of the RURAL 2 zone – RU2, the following definitions apply:

Agriculture means the growing, rearing, producing or harvesting agricultural crops or livestock; apiculture; horticulture; silviculture; the use and storage of associated farm machinery, implements and agricultural supplies; includes the ancillary sale, storage and processing on a parcel of the primary products harvested, reared or produced on that parcel; excludes intensive agriculture, intensive agriculture – medical marihuana, licenced cannabis production pursuant to the *Cannabis Act*, kennels, aquaculture, growing of mushrooms within a building and the permanent confinement of livestock or animals of any kind within a building.

Farm Building means a structure which does not contain a residential occupancy and is: i) associated with and located on land devoted to the practice of farming; and ii) used essentially for the housing of agricultural crops or equipment or livestock including storage and processing of agricultural products produced on site; but excludes abattoirs, indoor equestrian riding arenas, and buildings for the permanent confinement of livestock or animals of any kind.

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

3B.0 AGRICULTURAL 2 ZONE – AG-2

Bylaw 4422

3B.01 Permitted Uses & Buildings

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 by the Agricultural 2 AG-2 Zone:

Principal Uses:

- (a) Agriculture;
- (b) Farm Buildings;
- (c) Residential;
- (d) One-family Dwelling;
- (e) Equestrian Riding Facility;

Accessory Uses:

- (f) Accessory buildings and structures ancillary to a permitted use pursuant to Part 1, section 4.01;
- (g) Secondary Suite pursuant to Part 1, Subsection 4.19;
- (h) Detached Accessory Suite pursuant to Part 1, Subsection 4.20;
- (i) Home Based Business Categories One, Two and Three;
- (j) Two Boarders or Lodgers;
- (k) Composting of organic waste generated on site;
- (l) Campground accessory to an Equestrian Riding Facility.

3B.02 Minimum Lot Size for Subdivision Purposes

- (a) The minimum lot size for subdivision purposes shall be 10.0 ha.

3B.03 Lot Coverage

- (a) The maximum lot coverage shall be 10%.

3B.04 Density

- (a) One one-family dwelling per 4 hectares is permitted;
- (b) One secondary suite or one detached accessory suite per 4 hectares is permitted;
- (c) The Floor Area Ratio of all Farm Buildings, and buildings and structures devoted to Agriculture or an Equestrian Facility shall not exceed 0.0085;
- (d) Residential buildings and structures shall not exceed a Floor Area Ratio of 0.01;
- (e) One camping space per 3 ha and a maximum total floor area of 60 m² for all accessory buildings and structures devoted to the campground use;
- (f) The maximum number of persons per camping space shall be 10, and the maximum number of persons over the age of 19 per camping space shall be 4 persons.

3B.05 Height

- (a) The maximum height of principal buildings and structures shall be 11 m.

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

3B.06 **Required Yards**

- (a) Residential buildings and structures shall be set back a minimum of:
 - i) 7.5 m from the front lot line;
 - ii) 6 m from side lot lines;
 - iii) 10 m from the rear lot line;
 - iv) 6 m CTS from flanking lot lines.
- (b) Buildings and structures devoted to Agriculture and Equestrian Riding Stables shall be set back a minimum of:
 - i) 30 m from the front lot line;
 - ii) 15 m from side, rear and flanking lot lines.
- (c) Campgrounds shall be set back a minimum of 30 m from the front, side, rear and flanking lot lines.

3B.07 **Watercourse Setbacks**

- (a) Farm buildings, buildings and structures devoted to Agriculture or an Equestrian Riding Facility, and manure storage areas shall be setback a minimum of 30 m from the natural boundary of a watercourse.

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

4.0 AGRICULTURAL ZONE - AG

4.01 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 Agricultural AG Zone:

- (a) Agriculture;
- (b) Intensive Agriculture;
- (c) One-family dwellings; *Bylaw 4278*
- (d) Home Based Business Categories One, Two and Three; *Bylaw 3705*
- (e) Farm Buildings;
- (f) 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;
- (g) Accessory uses such as on-site logging, and pole- or post- or shake-cutting, from trees grown on the lot;
- (h) Two boarders or lodgers;
- (i) Secondary Suite pursuant to Part 1, Subsection 4.19; *Bylaw 3849*
- (j) Detached Accessory Suite pursuant to Part 1, Subsection 4.20 on ALR lands with the approval of the Agricultural Land Commission; *Bylaw 3849*
- (k) Detached Accessory Suite pursuant to Part 1, Subsection 4.20 on non-ALR lands without an additional dwelling pursuant to Section 4.07. *Bylaw 3849*

4.02 Minimum Lot Size for Subdivision Purposes

The minimum lot size shall be 4ha.

4.03 Density

On non-ALR lands, one one-family dwelling plus one additional dwelling unit is permitted on a lot.

On ALR lands, one one-family dwelling plus two additional dwelling units are permitted on a lot with the approval of the Agricultural Land Commission.

Bylaw 3849

4.04 Height

Maximum height shall be 11m.

4.05 Lot Coverage

The maximum lot coverage shall be 20 percent.

4.06 Maximum Size of Residential Buildings

Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral: *Bylaw 3705*

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

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

- 4.07 Additional Dwellings** Notwithstanding Section 4.03 above, one additional one-family dwelling for the sole purpose of housing employees may be located on a lot classified as a farm pursuant to the *Assessment Act* where such lot is 4ha or more in area, and where approved by the B.C. Agricultural Land Commission.
- 4.08 Yard Requirements, Agriculture and Farm Buildings** (a) Front yards shall be a minimum of 30m;
(b) Side, rear and flanking yards shall be a minimum of 15m.
- 4.09 Yard Requirements for Intensive Agriculture uses and Buildings** (a) Front yards shall be a minimum of 90m;
(b) Side, flanking and rear yards shall be a minimum of 30m.
- 4.10 Yard Requirements for All Other Permitted Uses and Buildings** (a) Front yards shall be a minimum of 7.5m;
(b) Side yards shall be a minimum of 6m; except that for lots of greater than 1ha in size and where residential uses exceed a Total Floor Area of 418m², minimum side yards shall be 15m each side;
(c) Flanking yards shall be a minimum of 6m CTS;
(d) Rear yards shall be a minimum of 10m.
- 4.11 Yard Requirements for Cannabis Cultivation Buildings** (a) Front, side, flanking and rear yards shall be a minimum of 30m.

Bylaws 3922, 4278

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

4A.0 RURAL RESIDENTIAL A ZONE - RR-A

Bylaw 3381

4A.01 Permitted Uses

The following uses and no others are permitted in an RR-A Zone:

- (a) Dwelling Unit.

Permitted accessory uses and buildings on any parcel include the following:

- (b) Home Based Business;
(c) Bed and Breakfast;
(d) Accessory buildings and structures ancillary to a permitted use;
(e) Secondary suites pursuant to Part 1, Subsection 4.19; and
(f) Detached Accessory Suites pursuant to Part 1, Subsection 4.20.

Bylaw 3705

Bylaw 3705

4A.02 Minimum Parcel Size for Subdivision Purposes in an RR-A Zone:

- (a) The minimum parcel size is 0.82ha. (2.02 acres);
(b) For Section 946(4) of the *Local Government Act* purposes, the minimum parcel size is 0.82 hectare (2.02 acres).

4A.03 Density Provisions

One dwelling unit is permitted on a parcel of land.

4A.04 Height

No principal building or structure shall exceed 9.0 metres (30ft.) in height.

4A.05 Yard Requirements

Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:

- 7.5 metres (24.6ft.) of a front parcel line;
7.5 metres (24.6ft.) of a side parcel line; and
10 metres (32.8ft.) of a rear parcel line.

4A.06 Lot Coverage

The maximum permitted coverage of all buildings and structures on any parcel must not exceed 20 percent (20%).

4A.07 Additional Requirements

Refer to Part 4, General Regulations, for provisions that apply to all zones.

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

4AK.0 RURAL RESIDENTIAL A KENNEL ZONE - RR-AK

Bylaws 3873, 4454

4AK.01 Permitted Uses

The following uses and no others are permitted in an RR-AK Zone:

- (a) Dwelling Unit.

Permitted accessory uses and buildings on any parcel include the following:

- (b) Home Based Business;
- (c) Bed and Breakfast;
- (d) Accessory buildings and structures ancillary to a permitted use;
- (e) Secondary suites pursuant to Part 1, Subsection 4.19;
- (f) Detached Accessory Suites pursuant to Part 1, Subsection 4.20;
- (g) Kennel;
- (h) Athletic Facility Accessory to a Principal Residential Use.

Bylaw 4454

4AK.02 Minimum Lot Size for Subdivision Purposes

- (a) Minimum lot size shall be 0.82 ha;
- (b) For Section 946(4) of the *Local Government Act* purposes, the minimum parcel size of the remainder parent parcel is 0.82 ha.

4AK.03 Number of Residential Buildings

One one-family dwelling is permitted on a lot.

4AK.04 Height

Maximum height permitted shall be 9 m.

4AK.05 Lot Coverage

Maximum lot coverage shall be 20 percent.

4AK.06 Yard Requirements

Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:

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

4AK.07 Additional Requirements

Refer to Part 4, General Regulations, for provisions that apply to all zones; and

4AK.08 Yard Requirements – Kennel Buildings

- (a) Front yards shall be a minimum of 30 m;
- (b) Side, flanking and rear yards shall be a minimum of 15 m.

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

4B.0 RURAL RESIDENTIAL ORVEAS BAY - RR-OB

Bylaw 3583

4B.01 Zone Application

For the purposes of this Bylaw, the Rural Residential Orveas Bay Zone applies only to Lot A, Sections 7 and 8, Otter District, Plan 49471.

4B.02 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others are permitted in the Rural Residential Orveas Bay (RR-OB) Zone:

- (a) One-family dwelling;
- (b) Home Based Business Categories One and Two;
- (c) Two Boarders or Lodgers.

Bylaw 3705

4B.03 Minimum Lot Size for Subdivision Purposes

- (a) Minimum parcel size is 0.82ha.
- (b) Notwithstanding Section 4B.03(a) of Part 2 of this Bylaw, lot averaging may be permitted with an average lot size of 0.82ha and a minimum lot size of 0.35ha to a maximum of eight residential strata lots.

4B.04 Number of Residential Buildings

One one-family dwelling is permitted on a lot.

4B.05 Height

Maximum height for a principal building or structure shall be 9m.

4B.06 Lot Coverage

Lot coverage shall not exceed 20 percent.

4B.07 Maximum Size of Residential Buildings

Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral: *Bylaw 3705*
Residential buildings and structures shall not exceed a Floor Area Ratio of 0.45 or a Total Floor Area of 418m², whichever is less.

4B.08 Yard Requirements

- (a) Minimum front yard shall be 7.5m;
- (b) Minimum side yard shall be 6m;
- (c) Flanking yards shall be a minimum of 6m CTS, and
- (d) Minimum rear yard shall be 10m.

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

4C.01 AGRICULTURAL 1 ZONE - AG-1

Bylaw 3797

4C.01 Zone Application

For the purposes of this Bylaw, the Agricultural 1 AG-1 Zone applies only Lot 1, Section 18, Otter District, Plan VIP53538, except part in Plan VIP77828.

4C.02 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 Agricultural 1 AG-1 Zone:

- (a) Agriculture;
- (b) Intensive Agriculture;
- (c) One-family dwellings;
- (d) Home Based Business Categories One, Two and Three; *Bylaw 3705*
- (e) Farm Buildings;
- (f) 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;
- (g) Accessory uses such as on-site logging, and pole- or post- or shake-cutting, from trees grown on the lot;
- (h) Two boarders or lodgers.

4C.03 Minimum Lot Size for Subdivision Purposes

The minimum lot size shall be 3.03ha.

4C.04 Number of Dwelling Units

One one-family dwelling is permitted on a lot.

4C.05 Height

Maximum height shall be 11m.

4C.06 Lot Coverage

The maximum lot coverage shall be 20 percent.

4C.07 Maximum Size of Residential Buildings

Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral: *Bylaw 3705*

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

4C.08 Yard Requirements, Agriculture and Farm Buildings

- (a) Front yards shall be a minimum of 30m;
- (b) Side, rear and flanking yards shall be a minimum of 15m.

4C.09 Yard Requirements for Intensive Agriculture uses and Buildings

- (a) Front yards shall be a minimum of 90m;
- (b) Side, flanking and rear yards shall be a minimum of 30m.

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

4C.10 Yard Requirements for All Other Permitted Uses and Buildings

- (a) Front yards shall be a minimum of 7.5m;
- (b) Side yards shall be a minimum of 6m; except that for lots of greater than 1ha in size and where residential uses exceed a Total Floor Area of 418m², minimum side yards shall be 15m each side;
- (c) Flanking yards shall be a minimum of 6m CTS;
- (d) Rear yards shall be a minimum of 10m.

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

4D.0 RURAL RESIDENTIAL WOLF ISLAND ZONE - RR-WI

Bylaw 3857

4D.01 Zone Application

For the purposes of this Bylaw, the Rural Residential Wolf Island Zone (RR-WI) applies only to District Lot 185, Sooke District, known as Wolfe Island.

4D.02 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 Residential Wolf Island Zone:

Principal Uses:

- (a) Residential;
- (b) Agriculture;

Accessory Uses:

- (c) Home Based Business Categories One, Two and Three;
- (d) One travel trailer or one camper is permitted on a parcel in conjunction with a residential use on a parcel, for the incidental temporary use by non-paying guests of the owners or occupants of the parcel;
- (e) One secondary suite per parcel pursuant to Part 1, Subsection 4.19; or
- (f) One Detached Accessory Suite per parcel pursuant to Part 1, Subsection 4.20.

4D.03 Minimum Parcel Size for Subdivision Purposes

The minimum parcel size shall be 4.0 ha.

4D.04 Number of Dwelling Units

Two one-family dwellings are permitted per parcel.

4D.05 Height

The maximum height permitted shall be 15 m.

4D.06 Parcel Coverage

The maximum parcel coverage permitted shall be 15 percent.

4D.07 Maximum Size of Residential Buildings

Provided applicants have met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral for each dwelling, residential buildings and structures shall not exceed a Total Floor Area of 1,500 m².

4D.08 Yard Requirements for Principal Use 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.

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

5.0 RURAL RESIDENTIAL 1 ZONE - RR-1

5.01 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 Rural Residential RR-1 Zone:

- (a) One-family dwelling;
- (b) Two-family dwelling;
- (c) Home Based Business Categories One and Two; *Bylaw 3705*
- (d) Community Care Facilities;
- (e) Agriculture;
- (f) Two Boarders or Lodgers;
- (g) Secondary suite pursuant to Part 1, Subsection 4.19; *Bylaw 2674*
- (h) Detached Accessory Suites pursuant to Part 1, Subsection 4.20. *Bylaw 3605*

5.02 Minimum Lot Size for Subdivision Purposes Minimum lot size shall be 0.4ha.

5.03 Number of Residential Buildings One one-family dwelling or one two family dwelling is permitted on a lot.

5.04 Height Maximum height shall be 9m.

5.05 Lot Coverage Lot coverage shall not exceed 25 percent.

5.06 Maximum Size of Residential Buildings Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral: *Bylaw 3705*

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

5.07 Yard Requirements

- (a) Minimum front yard shall be 7.5m;
- (b) Minimum side yard shall be 6m; except that for lots of greater than 1ha in size and where residential uses exceed a Total Floor Area of 418m², minimum side yards shall be 15m each side;
- (c) Minimum flanking yard shall be 6m CTS;
- (d) Minimum rear yard shall be 10m.

5.08 Setbacks for Agricultural Uses Buildings and structures for agriculture use shall be not less than 30m from the front lot line and not less than 15m from any other lot line; excludes greenhouses accessory to residential uses.

5.09 Minimum Lot Frontage The minimum frontage of lots for subdivision purposes shall be 6m.

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

6.0 RURAL RESIDENTIAL 2 ZONE - RR-2

6.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others are permitted in the Rural Residential 2 RR-2 Zone:

- (a) One-family dwelling;
- (b) Two-family dwelling;
- (c) Agriculture;
- (d) Horticulture;
- (e) Silviculture;
- (f) Two Boarders or Lodgers;
- (g) Farm Buildings on Farms;
- (h) Home Based Business Categories One, Two and Three; *Bylaw 3705*
- (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) Secondary suite pursuant to Part 1, Subsection 4.19; *Bylaw 2674*
- (k) Detached Accessory Suites pursuant to Part 1, Subsection 4.20. *Bylaw 3605*

6.02 Minimum Lot Size for Subdivision Purposes

- (a) Minimum lot size is 1ha;
- (b) Notwithstanding Section 6.02(a) of Part 2 of this Bylaw, when the area of the original lot being subdivided is 40ha or more, then lot averaging may be permitted with an average lot size of 1ha and a minimum lot size of 0.5ha;
- (c) Notwithstanding Sections 6.02(a) and (b) of Part 2 of this Bylaw, lot sizes for subdivision purposes shall be 1ha average and 0.5 ha minimum for Lot 1, Plan 24917, Sec. 10, Otter District;
- (d) Notwithstanding Section 6.02(a) of Part 2 of this Bylaw, when the area of the original lot being subdivided is 40ha or more, minimum lot size may be reduced by a maximum of 20% pursuant to Section 904 of the *Local Government Act* where the following amenities are provided:
 - (i) fish habitat protection measures, and
 - (ii) public amenity land dedication other than that required under Section 941 of the *Local Government Act*. *Bylaw 3156*

6.03 Number of Residential Buildings

One one-family dwelling or one two-family dwelling is permitted on a lot.

6.04 Height

Maximum height shall be 9m.

6.05 Lot Coverage

Lot coverage shall not exceed 25 percent

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

- 6.06 Maximum Size of Residential Buildings** Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral: *Bylaw 3705*
- (i) On lots of less than 1ha in area, residential buildings and structures shall not exceed a Floor Area Ratio of 0.45 or a Total Floor Area of 418m², whichever is less;
 - (ii) On lots of 1ha or more in size, residential buildings and structures shall not exceed a Floor Area Ratio of 0.45.
- 6.07 Yard Requirements**
- (a) Front yards shall be a minimum of 7.5 m;
 - (b) Side yards shall be a minimum of 6m; except that for lots of greater than 1ha in size and where residential uses exceed a Total Floor Area of 418m², minimum side yards shall be 15m each side;
 - (c) Flanking yards shall be a minimum of 6m CTS;
 - (d) Rear yards shall be a minimum of 10m.
- 6.08 Yard Requirements for Agricultural Buildings and Structures** Buildings and structures for agricultural use shall be not less than 30m from the front lot line and not less than 15m from any other boundary of the lot.

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

6A.0 RURAL RESIDENTIAL 2A ZONE - RR-2A

Bylaw 3689

6A.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 are permitted in the Rural Residential 2A RR-2A Zone:

- a) One-family dwelling;
- b) Horticulture, accessory to a residential use;
- c) Two Boarders or Lodgers;
- d) Home Based Business Categories One, Two and Three; *Bylaw 3705*
- e) 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
- f) Secondary Suite pursuant to Part 1, Subsection 4.19;
- g) Detached Accessory Suite pursuant to Part1, Subsection 4.20.

6A.02 Minimum Lot Size for Subdivision Purposes Minimum lot size is 1ha.

6A.03 Number of Residential Buildings One one-family dwelling is permitted on a lot.

6A.04 Height Maximum height shall be 9m.

6A.05 Lot Coverage Lot coverage shall not exceed 25 percent.

6A.06 Maximum Size of Residential Buildings Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral: *Bylaw 3705*

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

6A.07 Yard Requirements

- (a) Front yards shall be a minimum of 7.5m;
- (b) Side yards shall be a minimum of 6m; except that for lots of greater than 1ha in size and where residential uses exceed a Total Floor Area of 418m², minimum side yards shall be 15m each side;
- (c) Flanking yards shall be a minimum of 6m CTS;
- (d) Rear yards shall be a minimum of 10m.

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

6B.0 WILDWOOD TERRACE 1 ZONE - WT-1

Bylaw 3759

6B.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 1 WT-1 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.

6B.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.

6B.03 Density Provisions

- (a) One single-family dwelling;
- (b) Two secondary dwellings;
- (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) The total combined number of a secondary dwelling, secondary suite and/or travel trailer shall not exceed two.

6B.04 Height

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

6B.05 Parcel Coverage

Parcel coverage shall not exceed 25%.

6B.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 dwellings shall not exceed 115 m² each.

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

6B.07 Yard Requirements

No principal building or secondary dwelling shall be located within:

- (a) 7.5 m of a front parcel line;
- (b) 6 m of a side parcel line; and
- (c) 10 m of a rear parcel line.

Definition

For the purpose of the WT-1 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.

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.

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

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.

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

6D.0 WILDWOOD TERRACE 3 ZONE - WT-3

Bylaw 3759

6D.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 3 WT-3 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.

6D.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.

6D.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) The total combined number of secondary dwellings and/or secondary suites and/or travel trailers shall not exceed two.

6D.04 Height

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

6D.05 Parcel Coverage

Parcel coverage shall not exceed 25%.

6D.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.

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

6D.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-3 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.

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

6E.0 WILDWOOD TERRACE 4 ZONE - WT-4

Bylaw 3759

6E.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 4 WT-4 Zone:

Principal Uses:

- (a) Residential;
- (b) Resource Extraction;
- (c) Processing Facility for gravel and rock material including related shop/office and weigh scale facilities;

Accessory Uses:

- (d) Home Based Business Categories One, Two and Three;
- (e) Buildings or structures accessory to the above uses pursuant to Part 1, Subsection 4.01;
- (f) Secondary suite pursuant to Part 1, Subsection 4.19;
- (g) Detached accessory suite pursuant to Part 1, Subsection 4.20.

Bylaw 4496

6E.02 Minimum Parcel Size for Subdivision Purposes

- (a) For Section 4, Renfrew District, except those parts in Plans 427R, 23879, VIP68644, VIP79213 and VIP82411, PID:009-573-356, as shown on Map No. 3, an average parcel size is 2 ha with no parcel being less than 1 ha, to a maximum number of 54 parcels;
- (b) For Section 946(4) of the *Local Government Act* purposes, the minimum parcel size of the remainder parcel is 2 ha.

6E.03 Density Provisions

- (a) One single-family dwelling;
- (b) One secondary suite or one detached accessory suite pursuant to Part 1, Subsection 4.19 & 4.20; *Bylaw 4496*
- (c) On Section 4, Renfrew District, except those parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549 and VIP82411, PID: 009-573-356, one processing facility is permitted in conjunction with a valid permit issued in compliance with the Ministry of Forests, Mines and Lands and CRD Bylaw No. 3297, A Bylaw to Regulate the Removal or Deposit of Soil on Lands within the Juan de Fuca Electoral Area.

6E.04 Height

Maximum height of principal buildings shall be 9 m.

6E.05 Parcel Coverage

Parcel coverage shall not exceed 25%.

6E.06 Maximum Size of Principal Buildings

Principal buildings and structures shall not exceed a Total Floor Area of 418 m².

6E.07 Yard Requirements

No principal building shall be located within:

- (a) 7.5 m of a front parcel line;
- (b) 6 m of a side parcel line; and
- (c) 10 m of a rear parcel line.

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

6E.08 Setbacks for Processing Facilities

Notwithstanding the above, setbacks for processing facilities are as follows:

- (a) 50 m from parcel boundaries;
- (b) 100 m from residential parcel boundaries.

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

6F.0 WILDWOOD TERRACE TOURIST COMMERCIAL ZONE - WT-TC

Bylaw 3759

This zone applies to a Phased Building Strata on Lot 1, Section 4, Renfrew District, Plan VIP79213 as outlined in Form P FB258854.

6F.01 Permitted Uses

For Phases I and II on Lot 1, Section 4, Renfrew District, VIS6779 and Lot 1, Section 4, Renfrew District, Plan VIP79213 as outlined in Form P FB258854 the following principal uses are permitted:

- (a) Residential;
- (b) Temporary Accommodation;

For Phase III on Lot 1, Section 4, Renfrew District, Plan VIP79213 as outlined in Form P FB258854, the following principal uses are permitted:

- (c) Commercial;
- (d) Office;

Accessory Uses:

- (e) Buildings or structures accessory to the above uses pursuant to Part 1, Subsection 4.01;
- (f) Dwelling unit for caretaker within the Tourist Service Lodge.

6F.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.

6F.03 Density Provisions

- (a) Phase 1 - Six single-family dwellings are permitted on Strata Plan VIS6779;
- (b) Phase 2 - Nine single-family dwellings;
- (c) Phase 3 - One Tourist Service Lodge including one accessory dwelling unit for caretaker.

6F.04 Height

The maximum height of the following types of principal use buildings in the WT-TC zone, are permitted:

- (a) Single-family dwelling – 11 m;
- (b) Tourist Service Lodge – 13 m.

6F.05 Parcel Coverage

Parcel coverage shall not exceed 25%.

6F.06 Maximum Size of Principal Buildings

The maximum Total Floor Area for the following types of principal use buildings in the WT-TC zone, are permitted:

- (a) Single-family dwelling – 115 m²;
- (b) Tourist Service Lodge – 400 m².

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

6F.07 Yard Requirements

No principal building shall be located within:

- (a) 7.5 m of a front parcel line;
- (b) 6 m of a side parcel line; and
- (c) 10 m of a rear parcel line.

Definition

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

TOURIST SERVICE LODGE means a building used to provide resort services and may include one caretaker dwelling unit, offices, assembly use, civic use, meeting rooms, a convenience store, a restaurant with or without a Food Primary License under the *Liquor Control and Licensing Regulation*, retail store, tour operations and catering services but may not be used for temporary accommodation.

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

6G.0 WILDWOOD TERRACE NEIGHBOURHOOD COMMERCIAL ZONE - C-1A

Bylaw 3759

6G.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 Neighbourhood Commercial C-1A Zone:

Principal Uses:

- (a) Convenience Store;
- (b) Retail Store, excluding gas bars, gas stations or bulk fuel sales, auto repair or car wash, or any use for which a permit is required under the *Environmental Management Act or Regulation*;
- (c) Civic Uses;
- (d) Food and Beverage Processing; *Bylaw 4381*
- (e) Country Market; *Bylaw 4381*

Accessory Uses:

- (f) Residential;
- (g) Screened storage yard;
- (h) Buildings or structures accessory to the above uses pursuant to Part 1, Subsection 4.01.
- (i) Onsite store, picnic area, lounge and special event area accessory to a manufacturer liquor licence subject to the *Liquor Control and Licensing Act*. *Bylaw 4381*

6G.02 Minimum Parcel Size for Subdivision Purposes

For Section 4, Renfrew District, except those parts in Plans 427R, 23879, VIP68644, VIP79213 and VIP82411, as shown on Map Nos. 1 and 2, one 3.3 ha parcel is permitted.

6G.03 Density Provisions

One dwelling unit in conjunction with a principal use.

6G.04 Height

No principal building or structure shall exceed 9 m in height.

6G.05 Parcel Coverage

Maximum parcel coverage shall be 25%.

6G.06 Minimum Frontage for Subdivision Purposes

Minimum frontage on a highway shall be 16 m.

6G.07 Maximum Size of Principal Buildings

The maximum size of all buildings and structures shall not exceed a Total Floor Area of 2,000 m².
Bylaw 4381

6G.08 Yard Requirements

- (a) Front yards shall be a minimum of 7.5 m;
- (b) Side yards shall be 6 m;
- (c) Rear yards shall be 10 m;
- (d) Where a permitted use in this zone is proposed adjacent to a Rural Residential Zone, no building or structure or use except a fence and/or a retaining wall shall be located in the required yard which separates the two.

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

6H.0 JORDAN RIVER HAMLET ZONE - JR-1

Bylaw 3759

6H.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 Jordan River Hamlet JR-1 Zone:

Principal Uses:

(a) Residential;

Accessory Uses:

(a) Home Based Business Categories One, Two and Three;

(b) Buildings or structures accessory to the above uses pursuant to Part 1, Subsection 4.01;

(c) Secondary suite pursuant to Part 1, Subsection 4.19.

6H.02 Minimum Parcel Size for Subdivision Purposes

(a) The 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.

6H.03 Density Provisions

(a) One Single-family dwelling;

(b) One secondary suite.

6H.04 Height

No principal building or structure shall exceed 11 m.

6H.05 Parcel Coverage

Parcel coverage shall not exceed 50%.

6H.06 Maximum Size of Residential Buildings

Residential buildings and structures shall not exceed a Total Floor Area of 418 m².

6H.07 Yard Requirements

(a) Front yards shall be 4.5 m;

(b) Side yards shall be a minimum of 0 m;

(c) Rear yards shall be a minimum of 0 m.

Note: All setback requirements for new construction are subject to compliance with the BC Building Code and if required a setback permit from the Ministry of Transportation and Infrastructure. Further, new construction must meet the flood construction level as defined by a geotechnical engineer.

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

6I.0 JORDAN RIVER HAMLET COMMERCIAL ZONE - C-1B

Bylaw 3759

6I.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 Jordan River Hamlet Commercial C-1B Zone:

Principal Uses:

- (a) Residential;
- (b) Convenience Store;
- (c) Retail Store, excluding gas bars, gas stations or bulk fuel sales, auto repair and car wash, or any use for which a permit is required under the *Environmental Management Act or Regulation*;
- (d) Personal Services;
- (e) Restaurant;
- (f) Civic Uses;

Accessory Uses:

- (g) Home Based Business Categories One, Two and Three;
- (h) Buildings or structures accessory to the above uses pursuant to Part 1, Subsection 4.01.

6I.02 Minimum Parcel Size for Subdivision Purposes

- (a) The 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.

6I.03 Density Provisions

One single-family dwelling.

6I.04 Height

The maximum height of all principal buildings and structures shall be 11 m.

6I.04 Parcel Coverage

Parcel coverage shall not exceed 50%.

6I.05 Maximum Size of Principal Buildings

Principal buildings and structures shall not exceed a Total Floor Area of 418 m².

6I.06 Yard Requirements

- (a) Front yards shall be 4.5 m;
- (b) Side yards shall be 0 m;
- (c) Rear yards shall be 0 m.

Note: All setback requirements for new construction are subject to compliance with the BC Building Code and if required a setback permit from the Ministry of Transportation and Infrastructure. Further, new construction must meet the flood construction level as defined by a geotechnical engineer.

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

6J.0 JORDAN RIVER DESTINATION RESORT ZONE - CR-1A

Bylaw 3759

6J.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 Jordan River Destination Resort CR-1A Zone:

Principal Uses:

- (a) Residential;
- (b) Temporary Accommodation including Hotel and Campground;

Accessory Uses:

- (c) Restaurant;
- (d) Home Based Business Categories One, Two and Three;
- (e) Secondary Dwelling;
- (f) Boat ramp;
- (g) Buildings or structures accessory to the above uses pursuant to Part 1, Subsection 4.01.

6J.02 Minimum Parcel Size for Subdivision Purposes

- (a) The 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.

6J.03 Density Provisions

- (a) One single-family dwelling;
- (b) One secondary dwelling;
- (c) Twenty hotel rooms;
- (d) Five camping spaces no greater than 110 m² each.

6J.04 Height

- (a) The maximum height of all principal buildings and structures shall be 15 m;
- (b) The maximum height of the secondary dwelling shall not exceed 7.5 m.

6J.05 Parcel Coverage

Maximum parcel coverage shall be 50%.

6J.06 Maximum Size of Buildings

- (a) The maximum size of all buildings and structures shall not exceed a Total Floor Area of 1000 m²;
- (b) The Total Floor Area of the secondary dwelling shall not exceed 115 m².

6J.07 Yard Requirements

- (a) Front yards shall be 4.5 m;
- (b) Side yards shall be 0 m;
- (c) Rear yards shall be 3 m.

Note: All setback requirements for new construction are subject to compliance with the BC Building Code and if required a setback permit from the Ministry of Transportation and Infrastructure. Further, new construction must meet the flood construction level as defined by a geotechnical engineer.

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

6J.08 Separation Space

Camping spaces shall be separated from each other and from structures by a minimum of 3 m.

Definition

For the purpose of the CR-1A 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.

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

7.0 RURAL RESIDENTIAL 3 ZONE - RR-3

7.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others are permitted in the Rural Residential 3 RR-3 Zone:

- (a) One-family dwelling;
- (b) Two-family dwelling;
- (c) Home Based Business Categories One, Two and Three; *Bylaw 3705*
- (d) Agriculture;
- (e) Two Boarders or Lodgers;
- (f) Farm buildings on farms;
- (g) Veterinary Clinics and Animal Hospitals;
- (h) Secondary suite pursuant to Part 1, Subsection 4.19; *Bylaw 2674*
- (i) Detached Accessory Suites pursuant to Part 1, Subsection 4.20. *Bylaw 3605*

7.02 Minimum Lot Size for Subdivision Purposes

- (a) Minimum lot size shall be 2 ha;
- (b) Notwithstanding Section 7.02(a) of Part 2 of this Bylaw, when the area of the original lot being subdivided is 60ha or more, then lot averaging may be permitted with an average lot size of 2ha and a minimum lot size of 1ha;
- (c) Notwithstanding Sections 7.02(a) and (b) of Part 2 of this Bylaw, lot sizes for subdivision purposes shall be 1ha average and .5 ha minimum for Part Lot 3, Sec. 51, Plan 39570 Except Plan 41935 as shown shaded on Plan No. 29 described in Bylaw 2437. *Bylaw 2437*

7.03 Number of Residential Buildings

One one-family dwelling or one two-family dwelling is permitted per lot.

7.04 Height

Maximum height shall be 9m.

7.05 Lot Coverage

Maximum lot coverage shall be 15 percent.

7.06 Maximum Size of Residential Buildings

- Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral: *Bylaw 3705*
- (a) On lots of less than 1ha in area, residential buildings and structures shall not exceed a Floor Area Ratio of 0.45 or a Total Floor Area of 418m², whichever is less;
 - (b) On lots of 1ha or more in size, residential buildings and structures shall not exceed a Floor Area Ratio of 0.45.

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- 7.07 **Yard Requirements**
- (a) Front yards shall be a minimum of 7.5m;
 - (b) Side yards shall be a minimum of 6m; except that for lots of greater than 1ha in size and where residential uses exceed a Total Floor Area of 418m², minimum side yards shall be 15m each side;
 - (c) Flanking yards shall be a minimum of 6m CTS;
 - (d) Rear yards shall be a minimum of 10m.
- 7.08 **Yard Requirements for Buildings and Structures for Livestock or Keeping of Animals**
- (a) Front yards shall be a minimum of 90m;
 - (b) Side, flanking and rear yards shall be a minimum of 30m each.
- 7.09 **Yard Requirements - Other Farm Buildings**
- (a) Front yards shall be a minimum of 30m;
 - (b) Side, Flanking and Rear yards shall be a minimum of 15m.

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7A.0 RURAL RESIDENTIAL 3 KENNEL ZONE - RR-3K

Bylaw 3872

7A.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 are permitted in the Rural Residential 3 RR-3 Zone:

- (a) One-family dwelling;
- (b) Two-family dwelling;
- (c) Home Based Business Categories One, Two and Three;
- (d) Agriculture;
- (e) Two Boarders or Lodgers;
- (f) Farm buildings on farms;
- (g) Veterinary Clinics and Animal Hospitals;
- (h) Secondary Suite pursuant to Part 1, Subsection 4.19;
- (i) Detached Accessory Suites pursuant to Part 1, Subsection 4.20; and
- (j) Kennel on parcels 4 ha or larger, as an accessory use to a principal residential use.

7A.02 Minimum Lot Size for Subdivision Purposes

Minimum lot size shall be 2 ha.

7A.03 Number of Residential Buildings

One one-family dwelling or one two-family dwelling is permitted per lot.

7A.04 Height

Maximum height shall be 9 m.

7A.05 Lot Coverage

Maximum lot coverage shall be 15 percent.

7A.06 Maximum Size of Residential Buildings

Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral. Residential buildings and structures shall not exceed a Floor Area Ratio of 0.45.

7A.07 Yard Requirements

- (a) Front yards shall be a minimum of 7.5 m;
- (b) Side yards shall be a minimum of 6 m; except 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 10 m.

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7A.08 Yard Requirements for Buildings and Structures for Livestock or Keeping of Animals

- (a) Front yards shall be a minimum of 90 m;
- (b) Side, flanking and rear yards shall be a minimum of 30 m each.

7A.09 Yard Requirements – Kennel and Other 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.

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8.0 INTERMITTENT RURAL RESIDENTIAL 4 ZONE - RR-4

8.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others are permitted in the Intermittent Rural Residential RR-4 Zone:

- (a) Camp Sites used for intermittent accommodation in Recreational Vehicles;
- (b) One-family Dwelling.

8.02 Minimum Lot Size for Subdivision Purposes

The minimum lot size shall be 1ha.

8.03 Number of dwelling units

One one-family dwelling is permitted per lot.

8.04 Density of Camp Sites for Recreational Vehicles

Twenty camp sites per hectare shall be permitted for recreational vehicles.

8.05 Size of Camp Sites

Each camp site shall be a minimum of 140m².

8.06 Height

Maximum height shall be 3m; except that the one-family dwelling may be 9m.

8.07 Lot Coverage

Maximum lot coverage shall be 30 percent.

8.08 Maximum Size of Residential Buildings

Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral: *Bylaw 3705*

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

8.09 Yard Requirements

- (a) Front yards shall be a minimum of 7.5m;
- (b) Side yards shall be a minimum of 6m; except that for lots of greater than 1ha in size and where residential uses exceed a Total Floor Area of 418m², minimum side yards shall be 15m each side;
- (c) Flanking yards shall be a minimum of 6m CTS;
- (d) Rear yards shall be a minimum of 3m.

8.10 Storage Sheds

Each Camp Site may contain a maximum of one storage shed, not to exceed dimensions of 3m by 3m, which is exempt from the provisions of Section 4.01 (2) (c) regulating the maximum combined total floor area of all accessory buildings and structures.

Bylaw 3035

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9.0 RURAL RESIDENTIAL 5 ZONE - RR-5

9.01 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 Rural Residential RR-5 Zone:

- (a) One-family dwelling;
- (b) Two-family dwelling;
- (c) Home Based Business Categories One and Two; *Bylaw 3705*
- (d) Community Care Facilities;
- (e) Agriculture;
- (f) Two Boarders or Lodgers;
- (g) Secondary suite pursuant to Part 1, Subsection 4.19; *Bylaw 2674*
- (h) Detached Accessory Suites pursuant to Part 1, Subsection 4.20. *Bylaw 3605*

9.02 Minimum Lot Size for Subdivision Purposes

Minimum lot size shall be 0.4ha.

9.03 Number of Residential Buildings

One one-family dwelling or one two-family dwelling is permitted on a lot.

9.04 Minimum Ground Floor Area

The minimum ground floor area for each dwelling unit is 80m².

9.05 Minimum Average Width

The minimum average width of a dwelling unit, excluding accessory porches, sheds, garages, carports and non-factory additions shall be not less than 7m.

9.06 Height

Maximum height shall be 9m.

9.07 Lot Coverage

Lot coverage shall not exceed 25 percent.

9.08 Maximum Size of Residential Buildings

Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral: *Bylaw 3705*

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

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9.09 Yard Requirements

- (a) Minimum front yard shall be 7.5m;
- (b) Minimum side yard shall be 6m; except that for lots of greater than 1ha in size and where residential uses exceed a Total Floor Area of 418m², minimum side yards shall be 15m each side;
- (c) Minimum flanking yard shall be 6m CTS;
- (d) Minimum rear yard shall be 10m. *Bylaw 2171*

9.10 Setbacks for Agricultural Uses

Farm buildings and structures for agriculture use shall be not less than 30m from the front lot line and not less than 15m from any other lot line; excludes greenhouses accessory to residential uses.

Bylaw 2171

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10.0 RURAL RESIDENTIAL 6 ZONE - RR-6

10.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others are permitted in the Rural Residential RR-6 Zone:

- (a) One-family dwelling;
- (b) Two-family dwelling;
- (c) Agriculture;
- (d) Horticulture;
- (e) Silviculture;
- (f) Two Boarders or Lodgers;
- (g) Farm Buildings on Farms;
- (h) Home Based Business Categories One, Two and Three; *Bylaw 3705*
- (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; nothing in this section operates to prohibit the occupier of a lot from storing one trailer or camper on a lot;
- (j) Secondary suite pursuant to Part 1, Subsection 4.19; *Bylaw 2674*
- (k) Detached Accessory Suites pursuant to Part 1, Subsection 4.20. *Bylaw 3605*

10.02 Minimum Lot Size for Subdivision Purposes

- (a) The minimum lot size for subdivision purposes is 1ha;
- (b) Notwithstanding Section 10.02(a) of Part 2 of this Bylaw, when the area of the original lot being subdivided is 40ha or more, then lot averaging may be permitted with an average lot size of 1ha and a minimum lot size of 0.5ha;
- (c) Notwithstanding Sections 10.02(a) and (b) of Part 2 of this Bylaw, lot sizes for subdivision purposes shall be 1ha average and 0.5ha minimum for Lot 1, Plan 33402, Secs. 130 & 131, Sooke District;
- (d) Notwithstanding Sections 10.2 (a), (b) and (c) of Part 2 of this Bylaw, lot sizes for subdivision purposed shall be 1ha average and a 0.5ha minimum and a total of four lots for Lot 1, Section 89, Sooke District, Plan 26576, except part in Plan 35281. *Bylaw 3729*

10.03 Number of Residential Buildings

One one-family dwelling or one two-family dwelling is permitted on a lot.

10.04 Minimum Ground Floor Area

The minimum ground floor area for each dwelling unit is 80m².

10.05 Minimum Average Width

The minimum average width of a dwelling unit, excluding accessory porches, sheds, garages, carports and non-factory additions shall be not less than 7m.

10.06 Height

Maximum height shall be 9m.

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- 10.07 Lot Coverage** Lot coverage shall not exceed 25 percent.
- 10.08 Maximum Size of Residential Buildings** Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral: *Bylaw 3705*
- (i) On lots of less than 1ha in area, residential buildings and structures shall not exceed a Floor Area Ratio of 0.45 or a Total Floor Area of 418m², whichever is less;
 - (ii) On lots of 1ha or more in size, residential buildings and structure shall not exceed a Floor Area Ratio of 0.45. *Bylaw 3705*
- 10.09 Yard Requirements**
- (a) Front yards shall be a minimum of 7.5m;
 - (b) Side yards shall be a minimum of 6m; except that for lots of greater than 1ha in size and where residential uses exceed a Total Floor Area of 418m², minimum side yards shall be 15m each side;
 - (c) Flanking yards shall be a minimum of 6m CTS;
 - (d) Rear yards shall be a minimum of 10m.
- 10.10 Yard Requirements for Agricultural Buildings and Structures** Farm buildings and structures for agricultural use shall be not less than 30m from the front lot line and not less than 15m from any other boundary of the lot.

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10A.0 RURAL RESIDENTIAL 6A ZONE – RR-6A

Bylaw 4246

10A.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 are permitted in the Rural Residential 6A (RR-6A) zone:

- (a) One-family dwelling;
- (b) Agriculture;
- (c) Silviculture;
- (d) Two Boarders or Lodgers;
- (e) Farm/Agriculture Buildings;
- (f) Home Based Business Categories One, Two and Three;
- (g) One travel trailer or one camper may be permitted in conjunction with a permitted residential use on a lot, to be used, but not rented, for the temporary accommodation of guests or visitors.
- (h) Secondary suite pursuant to Part 1, Section 4.19;
- (i) Detached accessory suite pursuant to Part 1, Section 4.20.

10A.02 Minimum Lot Size for Subdivision Purposes

- (a) The minimum average lot size for subdivision purposes is 1 ha and no lot shall be created with a lot size smaller than 0.5 ha.
- (b) For the purposes of this zone, the total area of land in a plan of subdivision, prior to the removal of land for road and park dedication or for common property, divided by the number of lots intended to be created shall not be less than the minimum average lot size specified in Section 10A.02(a).

10A.03 Number of Dwellings

One one-family dwelling and one of either a secondary suite or a detached accessory suite, but not both.

10A.04 Height

Maximum height shall be 9 m.

10A.05 Lot Coverage

Lot coverage shall not exceed 25 percent.

10A.06 Maximum Size of Residential Buildings

Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral:

- (a) On lots of less than 1 ha in area, residential buildings and structures shall not exceed a Total Floor Area of 418 m²;
- (b) On lots of 1 ha or more in size, residential buildings and structures shall not exceed a Floor Area Ratio of 0.045.

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10A.07 Yard Requirements

- (a) Front yards shall be a minimum of 7.5 m;
- (b) Side yards shall be a minimum of 6 m; except that 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 10 m.

10A.08 Yard Requirements for Agricultural Buildings and Structures

Farm buildings and structures for agricultural uses shall be not less than 30 m from the front lot line and not less than 15 m from any other boundary of the lot.

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11.0 VILLAGE RESIDENTIAL 1 ZONE - R-1

11.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others are permitted in the Village Residential R-1 Zone:

- (a) One-family dwelling;
- (b) Two-family dwelling;
- (c) Home Based Business Categories One and Two; *Bylaw 3705*
- (d) Community Care Facilities;
- (e) Two boarders or lodgers;
- (f) Secondary suite pursuant to Part 1, Subsection 4.19. *Bylaw 2674*

11.02 Minimum Lot Size for Subdivision Purposes

- (a) The minimum lot size for subdivision purposes is 1300m²;
- (b) Notwithstanding Section 11.02(a) of Part 2 of this Bylaw, lot sizes for subdivision purposes shall be 900m² for Lot A, Plan 44655, Sooke District. *Bylaw 2271*

11.03 Minimum Frontage for Subdivision Purposes

The minimum lot frontage shall be 6m.

11.04 Minimum Lot Width for Subdivision Purposes

The minimum average lot width shall be 18m.

11.05 Maximum Size of Residential Buildings

Residential buildings shall not exceed a Floor Area Ratio of 0.45 or a Total Floor Area of 405m² whichever is less, provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral. *Bylaw 3705*

11.06 Minimum Lot area for Two-Family Dwellings

Two-family dwellings shall be permitted only on lots of 1500m² or larger.

11.07 Minimum Ground Floor Area

The minimum ground floor area for each dwelling unit is 80m².

11.08 Panhandle Lots

Two-family dwellings are not permitted on panhandle lots.

11.09 Number of Dwelling Units

One one-family dwelling or one two-family dwelling is permitted per lot.

11.10 Minimum Average Width

The minimum average width of a dwelling unit, excluding accessory porches, sheds, garages, carports and non-factory additions shall be not less than 7m.

11.11 Height

Maximum height shall be 7.5m.

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11.12 Lot Coverage

Maximum lot coverage shall be 25 percent.

11.13 Yard Requirements

- (a) Front yards shall be a minimum of 7.5m;
- (b) Side yards shall be provided of not less than 1.5m in width, and the sum of the two side yards shall be not less than 4.5m; except that when a side yard abuts a walkway, the minimum width of that yard shall be 3m and the sum of the two side yards shall be not less than 4.5m;
- (c) Flanking yards shall be a minimum of 4.5m CTS or 6m from the foundation;
- (d) Rear yards shall be a minimum of 10m.

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12.0 VILLAGE RESIDENTIAL 2 ZONE - R-2

12.01 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 Village Residential 2 R-2 Zone:

- (a) One-Family Dwelling;
- (b) Two-Family Dwelling;
- (c) Home Based Business Categories One and Two; *Bylaw 3705*
- (d) Community Care Facilities;
- (e) Two Boarders or lodgers;
- (f) Secondary suite pursuant to Part 1, Subsection 4.19. *Bylaw 2674*

12.02 Minimum Lot Size for Subdivision Purposes

The minimum lot size shall be 2000m².

12.03 Minimum Frontage for Subdivision Purposes

The minimum lot frontage shall be 6m.

12.04 Minimum Lot Width for Subdivision Purposes

The minimum average lot width shall be 23m.

12.05 Number of Dwelling Units

One one-family dwelling or one two-family dwelling is permitted per lot.

12.06 Maximum Size of Residential Buildings

Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral: *Bylaw 3705*

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

12.07 Panhandle Lots

Two-family dwellings are not permitted on panhandle lots.

12.08 Minimum Ground Floor Area

The minimum ground floor area for a dwelling unit is 80m².

12.09 Minimum Average Width

The minimum average width of a dwelling unit, excluding accessory porches, sheds, garages, carports and non-factory additions shall be not less than 7m.

12.10 Height

Maximum height shall be 7.5m.

12.11 Lot Coverage

Maximum lot coverage shall be 25 percent.

12.12 Yard Requirements

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

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- (b) Side yards shall be a minimum of 6m;
- (c) Flanking yards shall be a minimum of 4.5m CTS
or 6m from the foundation;
- (d) Rear yards shall be a minimum of 10m.

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13.0 VILLAGE RESIDENTIAL 3 ZONE - R-3

13.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others are permitted in the Village Residential 3 R-3 Zone:

- (a) One-family dwelling;
- (b) Two-Family dwelling;
- (c) Home Based Business Categories One and Two; *Bylaw 3705*
- (d) Community Care Facility;
- (e) Two Boarders or lodgers;
- (f) Secondary suite pursuant to Part 1, Subsection 4.19 *Bylaw 2674*

13.02 Minimum Lot Size for Subdivision Purposes

The minimum lot size shall be 4000m².

13.03 Minimum Frontage for Subdivision Purposes

The minimum lot frontage shall be 12m.

13.04 Minimum Lot Width for Subdivision Purposes

The minimum average lot width shall be 30m.

13.05 Number of Dwelling Units

One one-family dwelling or one two-family dwelling is permitted per lot.

13.06 Panhandle Lots

Two-family dwellings are not permitted on panhandle lots.

13.07 Minimum Ground Floor Area

The minimum ground floor area for a dwelling unit is 80m².

13.08 Minimum Average Width

The minimum average width of a dwelling unit, excluding accessory porches, sheds, garages, carports and non-factory additions shall be not less than 7m.

13.09 Maximum Size of Residential Buildings

Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral: *Bylaw 3705*

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

13.10 Height

Maximum height shall be 7.5m.

13.11 Lot Coverage

Maximum lot coverage shall be 15 percent.

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13.12 Yard Requirements

- (a) Front yards shall be a minimum of 7.5m;
- (b) Side yards shall be a minimum of 3m;
- (c) Flanking yards shall be a minimum of 4.5m CTS or 6m from the foundation;
- (d) Rear yards shall be a minimum of 10m.

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13A.0 GORDON'S BEACH RECREATION RESIDENTIAL 4 ZONE - R-4

Bylaw 2639

13A.01 In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others are permitted in the Gordon's Beach Recreation Residential 4 R-4 Zone:

- (a) One-family dwelling;
- (b) Two Boarders or lodgers;
- (c) Home Based Business - Category One;
- (d) Accessory building in accordance with Section 13A.10.

Bylaw 3705

13A.02 Minimum Lot Size for Subdivision Purposes

The minimum lot size shall be 500m².

13A.03 Minimum Service Level

- a) Each lot shall have the capability for on site sewage disposal or be connected to a common disposal area;
- b) Each lot shall have sufficient quantity of potable water to meet the requirements of at least 1400 litres per day;
- c) Quality of water shall be in accordance with the Capital Health Region requirement.

13A.04 Minimum Frontage for Subdivision Purposes

The minimum lot frontage shall be 6m.

13A.05 Minimum Average Lot Width for Subdivision Purposes

The minimum average lot width shall be 10m.

13A.06 Number of Dwelling Units

- (a) One one-family dwelling is permitted per lot;
- (b) Secondary suites and guest cottages are specifically excluded.

13A.07 Panhandle Lots

Panhandle lots are not permitted.

13A.08 Minimum Ground Floor Area

The minimum ground floor area for a dwelling unit is 20m².

13A.09 Maximum Floor Area for Residential Buildings

Provided that percolation and septic field requirements are met to the satisfaction of the Medical Health Officer:

- (i) The total floor area of a residential building shall not exceed 130m²;
- (ii) The maximum total floor area of a residential building can be achieved in two stories;
- (iii) Basements are not permitted; and
- (iv) Uninhabited crawl spaces to protect the buildings from possible flood damage are permitted in accordance with Ministry of Environment requirements.

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13A.10 Accessory Buildings

Part 1, General Regulations, Section 4.0 does not apply to accessory buildings for the Gordon's Beach Recreation Residential 4 Zone.

Accessory building(s) shall comply with the following:

- a) Height shall not exceed 3m;
- b) Located not less than 1m clear to the sky from a side yard;
- c) Located in the rear yard in accordance with Ministry of Environment requirements;
- d) Located not less than 1m from the principal building;
- e) Shall not be used as a dwelling unit;
- f) Shall not exceed 10m² in total area; and
- g) Existing accessory buildings are shown on plan deposited at the Land Title Office dated April 16, 1995 and accessory buildings may be rebuilt in accordance with that plan.

13A.11 Height

- a) Maximum height shall be 7.5m or 2 stories for all buildings and structures except accessory buildings;
- b) Elevation of the lot shall not be increased or decreased.

13A.12 Lot Coverage

- a) Maximum lot coverage shall not exceed 50 percent;
- b) Lot coverage includes all principal and accessory buildings.

13A.13 Yard Requirements for Residential Building

Yard requirements, subject to Ministry of Transportation and Infrastructure and Ministry of Environment, shall be as follows: *Bylaw 3705*

- a) Front yards shall be a minimum of 4.5m;
- b) Side yards shall be a minimum of 1.5m, and the sum of the two side yards shall be not less than 4.5m;
- c) Rear yards shall be a minimum of 7.5m.

Residential buildings existing on April 16, 1995 as shown on a plan filed in the Victoria Land Title Office may be rebuilt in the location shown. *Bylaw 2639*

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14.0 MOBILE HOME PARK ZONE - RM

14.01 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 Mobile Home Park RM Zone:

- (a) Mobile home parks, subject to the provisions of the Mobile Home Park Bylaw No. 377 as amended;
- (b) Home Based Business Category One. *Bylaw 3705*

14.02 Minimum Lot Size for Subdivision Purposes The minimum lot size shall be 1 hectare.

14.03 Regulations See Bylaw 377 as amended.

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15.0 TOWNHOUSE ZONE - RM-2

15.01 Permitted Uses

In addition to the uses permitted by Paragraph 4.15(1) of this Bylaw, the following uses and no others shall be permitted in the Townhouse RM-2 Zone:

- (a) Townhouse;
- (b) Home Based Business Category One; *Bylaw 3705*
- (c) Community Care Facility.

15.02 Minimum Lot Size for Subdivision Purposes

The minimum lot size is 1800m².

15.03 Minimum Frontage for Subdivision Purposes

The minimum lot frontage shall be 16m.

15.04 Minimum Lot Width for Subdivision Purposes

The minimum average width of a lot shall be 16m.

15.05 Density of Development

A maximum of 20 dwelling units per hectare is permitted.

15.06 Height

Maximum height shall be 6.5m.

15.07 Lot Coverage

Maximum lot coverage shall be 25 percent.

15.08 Yard Requirements

- (a) Minimum front yard shall be 7.5m;
- (b) Minimum side yard shall be 3m;
- (c) Minimum flanking yard shall be 4.5m CTS or 6m from foundation;
- (d) Minimum rear yard shall be 6m.

15.09 Amenity Area

Not less than 5 percent of the lot area shall be developed as an amenity area for residents.

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16.0 APARTMENT ZONE - RM-3

16.01 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 Apartment RM-3 Zone:

- (a) Apartments;
- (b) Townhouses;
- (c) Home Based Business Category One;
- (d) Community Care Facility.

Bylaw 3705

16.02 Minimum Lot Size for Subdivision Purposes

The minimum lot size is 1800m².

16.03 Minimum Frontage for Subdivision Purposes

The minimum lot frontage shall be 16m.

16.04 Minimum Lot Width for Subdivision Purposes

The minimum average lot width shall be 16m.

16.05 Density of Development

Maximum of 50 dwelling units per hectare for apartments, and 20 dwelling units per hectare for townhouses is permitted; if dwelling unit types are mixed, densities shall be computed on the basis of the proportion of the lot devoted to each type of dwelling unit.

16.06 Height

Height shall not exceed 9.5m.

16.07 Lot Coverage

Maximum lot coverage shall be 25 percent.

16.08 Yard Requirements

- (a) Minimum front yard shall be 7.5m;
- (b) Minimum side yard shall be 3m;
- (c) Minimum flanking yard shall be 4.5m CTS or 6m from foundation;
- (d) Minimum rear yard shall be 6m.

16.09 Amenity Area

Not less than 5 percent of the lot area shall be developed as an amenity area for residents.

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17.0 NEIGHBOURHOOD COMMERCIAL ZONE - C-1

17.01 Permitted Uses

In addition to the uses permitted by Paragraph 4.15(1) of this Bylaw, the following uses and no others are permitted in the Neighbourhood Commercial C-1 Zone:

- (a) Convenience Stores;
- (b) Gas Bars;
- (c) Service Stations;
- (d) Personal Services;
- (e) Retail Stores;
- (f) Dwelling unit attached to a permitted use; or on lots of more than 2ha, not closer than 16m from any commercial use;
- (g) Restaurant.

17.03 Minimum Lot Size for Subdivision Purposes Minimum lot size shall be 900m².

17.04 Number of Dwelling units One dwelling unit per lot is permitted.

17.05 Height Maximum height shall be 9m.

17.06 Lot Coverage Maximum lot coverage shall be 50 percent.

17.07 Minimum Frontage for Subdivision Purposes Minimum frontage shall be 16m.

17.08 Minimum Lot Width for Subdivision Purposes Minimum average lot width shall be 16m.

17.09 Yard Requirements

- (a) Front yards shall be a minimum of 7.5m;
- (b) (i) Side yards adjacent to Rural Residential, Residential, or Multiple Family Residential Zones shall be a minimum of 6m;
- (ii) Side yards adjacent to Commercial or Industrial Zones may be zero;
- (iii) Side yards adjacent to any zones other than listed in (i) and (ii) above, shall be a minimum of 3m;
- (c) Flanking yards shall be a minimum of 6m CTS;
- d) Rear yards shall be a minimum of 6m.

17.10 Special Regulations Where a permitted use in this zone is proposed adjacent to a Residential or Multiple Family Residential Zone, no building or structure or use except a fence and/or a retaining wall shall be located in the required yard which separates the two.

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18.0 VILLAGE COMMERCIAL ZONE - C-2

18.01 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 Village Commercial C-2 Zone:

- (a) Retail stores;
- (b) Business Office and Support Services;
- (c) Household Equipment Repair Services;
- (d) Convenience Stores;
- (e) Health Services;
- (f) Personal Services;
- (g) Printers and Publishers;
- (h) Restaurants;
- (i) Amusement facility, indoor;
- (j) Bakery;
- (k) Service Station and Gas Bar;
- (l) Hotels;
- (m) Motels;
- (n) Vehicle Sales/Rentals;
- (o) Theatres;
- (p) Funeral Parlours;
- (q) Bus Depots;
- (r) Private Clubs;
- (s) Auction Rooms and Places;
- (t) Animal Hospitals and Veterinary Clinics in enclosed buildings;
- (u) Non-Accessory Parking;
- (v) Shopping Centres;
- (w) Dwelling unit attached to or above a permitted use.

- | | |
|----------------------------------------------------------------|-----------------------------------------------|
| 18.02 <u>Minimum Lot Size for Subdivision Purposes</u> | Minimum lot size shall be 900m ² . |
| 18.03 <u>Number of Dwelling units</u> | One dwelling unit per lot is permitted. |
| 18.04 <u>Height</u> | Maximum height shall be 12m. |
| 18.05 <u>Lot Coverage</u> | Maximum lot coverage shall be 30 percent. |
| 18.06 <u>Minimum Frontage for Subdivision Purposes</u> | Minimum frontage shall be 16m. |
| 18.07 <u>Minimum Lot Width for Subdivision Purposes</u> | Minimum average lot width shall be 16m. |

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18.08 Yard Requirements

- (a) Front yards shall be a minimum of 4.5m, and the sole uses permitted in these yards shall be onsite walks, driveways, retaining walls, and/or fences;
- (b) (i) Side yards adjacent to Rural Residential, Residential, or Multiple Family Residential Zones shall be a minimum of 6m;
- (ii) Side yards adjacent to Commercial or Industrial Zones may be zero;
- (iii) Side yards adjacent to any zones other than listed in (i) and (ii) above, shall be a minimum of 3m;
- (c) Flanking yards shall be a minimum of 6 m CTS;
- (d) Rear yards shall be a minimum of 6m.

18.09 Special Regulations

Where a permitted use in this zone is proposed adjacent to a Residential, Rural Residential or Multiple Family Residential Zone, no building or structure or use except a fence and/or a retaining wall shall be located in the required yard which separates the two.

18.10 Existing Structures

- (a) For structures existing at the time of passage of this Bylaw, no yards are required; except that The Highway Act requires the consent of the Minister of Transportation and Infrastructure for a yard less than 6m abutting any highway;
- (b) Additions to existing structures or new structures will be required to meet the yard requirements in Section 18.08 above.

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19.0 SERVICE COMMERCIAL ZONE - C-3

19.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others are permitted in the Service Commercial C-3 Zone:

- (a) Vehicle Sales/Rentals;
- (b) Equipment Sales/Rentals;
- (c) Vehicle and Equipment Repair;
- (d) Household Equipment Repair Services;
- (e) Machine Shops of not more than 200m² total area;
- (f) Carpentry shops;
- (g) Wholesale, storage or warehousing buildings of not more than 700m² total floor area;
- (h) Accessory unenclosed storage;
- (i) Offices accessory to a permitted use;
- (j) Dwelling unit attached to or above a permitted use;
- (k) Service station;
- (l) Gas Bar;
- (m) Body and Paint Shops.

19.02 Minimum Lot Size for Subdivision Purposes

Minimum lot size shall be 900m².

19.03 Number of Dwelling units

One dwelling unit per lot is permitted.

19.04 Height

Maximum height shall be 12m.

19.05 Lot Coverage

Maximum lot coverage shall be 40 percent.

19.06 Minimum Frontage for Subdivision Purposes

Minimum frontage shall be 16m.

19.07 Minimum Lot Width for Subdivision Purposes

Minimum average lot width shall be 16m.

19.08 Yard Requirements

- (a) Front yards shall be a minimum of 4.5m, and the sole uses permitted in these yards shall be onsite walks, driveways, retaining walls, and/or fences;
- (b) (i) Side yards adjacent to Rural Residential, Residential, or Multiple Family Residential Zones shall be a minimum of 6m;
- (ii) Side yards adjacent to Commercial or Industrial Zones may be zero;
- (iii) Side yards adjacent to any zones other than listed in (i) and (ii) above, shall be a minimum of 3m;
- (c) Flanking yards shall be a minimum of 6m CTS;
- (d) Rear yards shall be a minimum of 6m.

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19.09 Special Regulations

Where a permitted use in this zone is proposed adjacent to a Residential, Rural Residential or Multiple Family Residential Zone, no building or structure or use except a fence and/or a retaining wall shall be located in the required yard which separates the two.

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19A.0 NEIGHBOURHOOD PUBLIC HOUSE ZONE - C-4

Bylaw 2112

19A.01 Permitted Uses

In addition to the uses permitted by Paragraph 4.15 of Part 1 of this Bylaw, the following uses and no others are permitted in the Neighbourhood Public House C-4 Zone:

- (a) Dwelling unit attached to a permitted use;
- (b) Restaurant;
- (c) Premises licensed under the provisions of the *Liquor Control and Licensing Act*;
- (d) Hotels.

19A.02 Minimum Lot Size for Subdivision Purposes

Minimum lot size shall be 900m².

19A.03 Number of Dwelling Units

One dwelling unit per lot is permitted.

19A.04 Height

Maximum height shall be 9m.

19A.05 Lot Coverage

Maximum lot coverage shall be 50 percent.

19A.06 Minimum Lot Frontage for Subdivision Purposes

Minimum frontage shall be 16m.

19A.07 Minimum Lot Width for Subdivision Purposes

Minimum average lot width shall be 16m.

19A.08 Yard Requirements

- (a) Front yards shall be a minimum of 7.5m;
- (b) (i) Side yards adjacent to Rural Residential, Residential, or Multiple Family Residential Zones shall be a minimum of 6m;
- (ii) Side yards adjacent to Commercial or Industrial Zones may be zero;
- (iii) Side yards adjacent to any Zones other than listed in (i) and (ii) above, shall be a minimum of 3m;
- (c) Flanking yards shall be a minimum of 6m CTS;
- (d) Rear yards shall be a minimum of 6m.

19A.09 Special Regulations

Where permitted use in this zone is proposed adjacent to a Residential or Multiple Family Residential Zone, no building or structure or use except a fence and/or a retaining wall shall be located in the required yard which separates the two.

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20.0 APARTMENT COMMERCIAL ZONE - C-5

20.01 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 Apartment Commercial C-5 Zone:

- (a) Apartments, located above the first storey of a building;
- (b) Home Based Business Category One, in apartments; *Bylaw 3705*
- (c) Personal Services, on the ground floor only;
- (d) Convenience stores, on the ground floor only;
- (e) Retail stores, on the ground floor only;
- (f) Business Office and Support Services, on the ground floor only.

20.02 Minimum Lot Size for Subdivision Purposes Minimum lot size shall be 900m².

20.03 Minimum Frontage for Subdivision Purposes The minimum lot frontage shall be 16m.

20.04 Minimum Lot Width for Subdivision Purposes The minimum average lot width shall be 16m.

20.05 Density of Dwelling Units One Apartment unit per 200m² of lot area is permitted.

20.06 Height Maximum height shall be 12m.

20.07 Lot Coverage Maximum lot coverage shall be 30 percent.

20.08 Floor Area Ratio Floor area ratio shall not exceed 1.0.

20.09 Yard Requirements

- (a) Front yards shall be not less than 7.5m, and the sole uses permitted in these yards shall be onsite walks, driveways, retaining walls, and fences;
- (b) Where a lot is not serviced by a rear access highway, a side yard of not less than 4.5m shall be provided on at least one side of the lot; where a lot abuts a lot in a Residential, Rural Residential, or Multiple Family Residential Zone a side yard shall be provided of not less than 6m;
- (c) Flanking yards shall be a minimum of 7.5m provided, however, that if the area between the building and the side lot line exclusive of access driveways is landscaped, the required side yard shall be not less than 6m CTS;
- (d) Rear yards shall be a minimum of 3m, except where such lot abuts a lot in a Residential, Rural Residential, or Multiple Family Residential Zone, such yard shall be a minimum of 6m.

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20.10 Apartment Uses and Structures

- (a) Parking for apartment units shall be physically separate from that provided for other uses;
- (b) The storeys on which any apartment is located shall be used exclusively for residential purposes;
- (c) Amenity space in the amount of 7.5m² per apartment unit shall be provided for the residents;
- (d) Except for entrances and passageways to apartments, the ground floor of the building shall be used only for commercial purposes;
- (e) A completely separate public entrance to the apartment storeys shall be provided at ground floor front or side elevation;
- (f) No advertising sign shall be located on or above a storey used for apartments.

20.11 Special Regulations

Where a permitted commercial use or structure in the zone is proposed adjacent to a Residential, Rural Residential, or Multiple Family Residential use or zone, no building or structure or use except a fence and/or a retaining wall shall be located in the required yard which separates the two.

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21.0 MARINE COMMERCIAL ZONE - CM-1

Bylaw 2018

21.01 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 Marine Commercial CM-1 Zone:

- (a) Marine Commercial Uses;
- (b) Non-Accessory Parking;
- (c) Personal service shops and uses, oriented toward serving the commercial fleet;
- (d) One dwelling unit attached to or above a permitted use;
- (e) Campgrounds.

Bylaw 2405

21.02 Minimum Lot Size for Subdivision Purposes

Minimum lot size shall be 900m².

21.03 Minimum Frontage for Subdivision Purposes

Minimum lot frontage shall be 6m.

21.04 Minimum Lot Width for Subdivision Purposes

Minimum average lot width shall be 16m.

21.05 Dwelling Units Permitted

One dwelling unit per lot is permitted.

21.06 Height

Maximum height shall be 12m.

21.07 Lot Coverage

Maximum lot coverage shall be 30 percent.

21.08 Yard Requirements

- (a) Front yards shall be a minimum of 7.5m, and the sole uses permitted in this yard are onsite walks, driveways, fences and retaining walls;
- (b) (i) Side yards shall be a minimum of 6m if the adjacent lot is in a Residential, Rural Residential, or Multiple Family Residential Zone;
- (ii) Side yards may be zero if the adjacent lot is in an Industrial or Commercial Zone;
- (iii) Side yards shall be a minimum of 3m if the adjacent lot is in any other zone than those listed in (i) and (ii) above;
- (c) Flanking yards shall be a minimum of 6m CTS;
- (d) Rear yards shall be a minimum of 6m.

21.09 Density of Development

A maximum of 10 camping spaces per hectare is permitted.

Bylaw 2405

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21.10 Size and Siting of Camping Spaces

- (a) Individual camping spaces shall be a minimum of 110m²;
- (b) Campgrounds shall be sited:
 - (i) having regard to the topography of the land;
 - (ii) in clusters or groups such that the on-site roadways are minimized and natural vegetative cover is retained;
 - (iii) to be separated from each other and from buildings by a minimum of 5m.

Bylaw 2405

21.11 Special Regulations

Structural additions shall not be permitted in a campground space.

Bylaw 2405

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22.0 LOW INTENSITY COMMERCIAL RECREATION (CABIN) ZONE - CR-1

22.01 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 Low Intensity Commercial Recreation (Cabin) CR-1 Zone:

- (1) Tourist cabins;
- (2) One Family dwelling.

22.02 Minimum Lot Size for Subdivision Purposes

The minimum lot size shall be 2ha.

22.03 Density of Development

The maximum density of development shall be 8 cabins per hectare.

22.04 Number of Dwelling Units

One one-family dwelling is permitted per lot.

22.05 Height

Maximum height shall be 4m for cabins and 7.5m for one-family dwellings.

22.06 Lot Coverage

Maximum lot coverage shall be 10 percent.

22.07 Yard Requirements

- (a) Front yards shall be a minimum of 15m;
- (b) Side yards shall be a minimum of 6m;
- (c) Flanking yards shall be a minimum of 6m CTS;
- (d) Rear yards shall be a minimum of 6m.

22.08 Siting of Cabins

Cabins shall be sited:

- (a) Having regard to the topography of the lot;
- (b) In clusters or groups such that the on-site roadways are minimized and natural vegetative cover is retained;
- (c) To provide a separation space between any structure of 3m.

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23.0 RURAL COMMERCIAL RECREATION (CAMPGROUND) ZONE - CR-2

23.01 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 Commercial Recreation (Campground) CR-2 Zone:

- (a) Camp Grounds;
- (b) Tourist Cabins;
- (c) Dormitories;
- (d) Restaurant;
- (e) Private Clubs;
- (f) Amusement Facilities, Indoor;
- (g) Amusement Facilities, Outdoor;
- (h) One dwelling unit.

23.02 Minimum Lot Size for Subdivision Purposes

Minimum lot size shall be 2ha.

23.03 Number of Residential Units

One Dwelling unit per lot is permitted.

23.04 Height

Maximum height shall be 7.5m for the dwelling unit and 4m for all other principal buildings, structures and uses.

23.05 Lot Coverage

Maximum lot coverage shall be 20 percent.

23.06 Density of Development

- (a) A maximum of 20 camping spaces per hectare are permitted; or
- (b) A maximum of 12 tourist cabins per hectare are permitted; or
- (c) A maximum of 48 guests per hectare in dormitory accommodation are permitted; or
- (d) When the above accommodation types are mixed, densities equivalent to (a) to (c) above will be permitted based on the proportion of lot area devoted to each type.

23.07 Size of Camping Spaces

Individual camping spaces shall be a minimum of 110m².

23.08 Yard Requirements

- (a) Front yards shall be a minimum of 7.5m;
- (b) Side yards shall be a minimum of 3m, except where the lot abuts a lot in a Residential, Rural Residential, or Multiple Family Residential Zone, the side yard shall be a minimum of 6m;
- (c) Flanking yards shall be a minimum of 6m CTS;
- (d) Rear yards shall be a minimum of 6m.

23.09 Separation Space

- (a) Tourist cabins and dormitories shall be separated from other structures and from camping spaces by a minimum of 3m;
- (b) Camping spaces shall be separated from each other and from structures by a minimum of 9m.

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24.0 INTENSIVE COMMERCIAL RECREATION ZONE - CR-3

24.01 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 Intensive Commercial Recreation CR-3 Zone:

- (a) Camp Grounds;
- (b) Convenience Store;
- (c) Motel;
- (d) Gas Bar;
- (e) Hotel;
- (f) Marina;
- (g) Restaurant;
- (h) Private Clubs;
- (i) Amusement Facilities, Indoor;
- (j) Amusement Facilities, Outdoor;
- (k) Assembly Uses;
- (l) One dwelling unit;
- (m) Tourist cabins;
- (n) Dormitories;
- (o) Premises licensed under the provisions of the *Liquor Control and Licensing Act* when in conjunction with a hotel, motel or marina. *Bylaw 2112*

24.02 Minimum Lot Size for Subdivision Purposes Minimum lot size shall be 2ha.

24.03 Number of Dwelling Units One dwelling unit shall be permitted per lot.

24.04 Density of Development

- (a) A maximum of 30 camping spaces per ha is permitted;
- (b) A maximum of 16 tourist cabins per ha is permitted;
- (c) A maximum of 64 guests per ha in dormitory accommodation is permitted;
- (d) A maximum of 30 units per ha is permitted for motels and/or hotels; or
- (e) When the above accommodation types are mixed, densities equivalent to (a) to (d) above will be permitted based on the proportion of lot area devoted to each type.

24.05 Size of Camping Spaces Individual camping spaces shall be a minimum of 110m².

24.06 Height Maximum height shall be 12m.

24.07 Lot Coverage Maximum lot coverage shall be 30 percent.

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24.08 Required Yards

- (a) Front yards shall be a minimum of 7.5m;
- (b) Side yards shall be a minimum of 3m, except that where a lot abuts a lot in a Residential, Rural Residential, or Multiple Family Residential Zone a side yard shall be provided of not less than 6m;
- (c) Flanking yards shall be a minimum of 6m;
- (d) Rear yards shall be a minimum of 3m, except that where a lot abuts a lot in a Residential, Rural Residential, or Multiple Family Residential Zone a rear yard shall be provided of not less than 6m.

24.09 Separation Space

- (a) Tourist Cabins and Dormitories shall be separated from each other and from other buildings and structures by a minimum of 3m;
- (b) Camping spaces shall be separated from each other and from buildings by a minimum of 9m.

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25.0 COUNTRY INN ZONE - CR-4

Bylaw 2944

25.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others are permitted in the Commercial Recreation Country Inn CR-4 Zone:

- (a) Country Inns on lots of 2ha or more;
- (b) One Dwelling Unit which may be attached to or within the Country Inn;
- (c) Agriculture;
- (d) Farm Buildings on Farms;
- (e) Home Based Business Categories One and Three.

Bylaw 3705

25.02 Minimum Lot Size for Subdivision Purposes

Minimum lot size for subdivision purposes shall be 2ha.

25.03 Number of Dwelling Units

One dwelling unit is permitted per lot.

25.04 Density of Development

A maximum of ten sleeping rooms shall be permitted for temporary accommodation and a maximum of 20 guests may be accommodated.

25.05 Height

Maximum height shall be 9m.

25.06 Lot Coverage

Maximum lot coverage shall be 20 percent.

25.07 Yard Requirements

- (a) Front yards shall be a minimum of 7.5m;
- (b) Side yards shall be a minimum of 3m;
- (c) Flanking yards shall be a minimum of 6m CTS;
- (d) Rear yards shall be a minimum of 6m.

25.08 Accessory Buildings

- (a) Temporary accommodation shall not be provided in accessory buildings;
- (b) For the purposes of determining the maximum allowable area of accessory buildings as required by Section 4.01 of Part 1 of this Bylaw, this zone shall be considered a Rural Zone.

25.09 Yard Requirements for Buildings and Structures for Livestock or Keeping of Animals

- (a) Front yards shall be a minimum of 90m;
- (b) Side, flanking and rear yards shall be a minimum of 30m each.

25.10 Yard Requirements - Other Farm Buildings

- (a) Front yards shall be a minimum of 30m;
- (b) Side, flanking and rear yards shall be a minimum of 15m.

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25A.0 COUNTRY INN OCEAN WILDERNESS ZONE - CR-4OW

Bylaw 4028

25A.01 Zone Application

For the purposes of this Bylaw, the Country Inn Ocean Wilderness Zone applies only to the parcel located at 9171 West Coast Road (PID: 009-592-199).

25A.02 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others are permitted in the Commercial Recreation Country Inn Ocean Wilderness CR-4OW Zone:

- (a) Country Inns;
- (b) One Dwelling Unit which may be attached to or within the Country Inn;
- (c) Agriculture;
- (d) Farm Buildings on Farms;
- (e) Home Based Business Categories One and Three.

25A.03 Minimum Lot Size for Subdivision Purposes

Minimum lot size for subdivision purposes shall be 2ha.

25A.04 Number of Dwelling Units

One dwelling unit is permitted per lot.

25A.05 Density of Development

A maximum of ten sleeping rooms shall be permitted for temporary accommodation and a maximum of 20 guests may be accommodated.

25A.06 Height

Maximum height shall be 9m.

25A.07 Lot Coverage

Maximum lot coverage shall be 20 percent.

25A.08 Yard Requirements

- (a) Front yards shall be a minimum of 7.5m;
- (b) Side yards shall be a minimum of 3m;
- (c) Flanking yards shall be a minimum of 6m CTS;
- (d) Rear yards shall be a minimum of 6m.

25A.09 Accessory Buildings

- (a) Temporary accommodation shall not be provided in accessory buildings;
- (b) For the purposes of determining the maximum allowable area of accessory buildings as required by Section 4.01 of Part 1 of this Bylaw, this zone shall be considered a Rural Zone.

25A.10 Yard Requirements for Buildings and Structures for Livestock or Keeping of Animals

- (a) Front yards shall be a minimum of 90m;
- (b) Side, flanking and rear yards shall be a minimum of 30m each.

25A.11 Yard Requirements - Other Farm Buildings

- (a) Front yards shall be a minimum of 30m;
- (b) Side, flanking and rear yards shall be a minimum of 15m.

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25A.0 DESTINATION RESORT AND MEDIA VILLAGE – DRMV

Bylaw 2646

25A.01 Permitted Uses

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

- (a) All uses permitted within Part 2, Section 24.01 Intensive Commercial Recreation CR-3 Zone;
- (b) Rehearsal and production studios for radio, television, sound recording, motion picture, theatre, dance and similar productions;
- (c) Post-production studios for radio, television, sound recording, motion picture and similar productions;
- (d) Uses accessory to radio, television, sound recording, motion picture, theatre or dance productions;
- (e) Short term use cottage;
- (f) Retail stores.

25A.02 Minimum Lot Size for Subdivision Purposes

Minimum lot size shall be 2ha.

25A.03 Number of Dwelling Units

One one-family dwelling shall be permitted per lot.

25A.04 Number of Units and/or Density of Development

- (a) Within this zone, a maximum of 30 accommodation units per hectare are permitted;
- (b) The calculation of the number of accommodation units permitted in relation to a specific use will be done in accordance with the following:
 - i) Each short term use cottage is equivalent to 3 accommodation units;
 - ii) Each tourist cabin is equivalent to 2 accommodation units;
 - iii) Each hotel unit, motel unit, or camping space is equivalent to one accommodation unit;
 - iv) Two guest beds in dormitory accommodation are equivalent to one accommodation unit.

25A.05 Size Limits for Camping Spaces

Individual camping spaces shall be a minimum of 110m².

25A.06 Height

- (a) Maximum height of sound stages and workshops shall be 20m;
- (b) Maximum height of all other buildings and structures shall be 12m;
- (c) Maximum height of single family dwelling shall be 9m.

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- 25A.07 Lot Coverage and Density Calculation**
- (a) Maximum lot coverage for non-accommodation type uses shall be 20 percent of lot area;
 - (b) Non-accommodation type building area(s) and the proportion of lot area devoted to non-accommodation type uses shall not be included in the density calculation for accommodation type uses.
- 25A.08 Setback Requirement**
- (a) Minimum setback for buildings and structures from the top of the slope or bank of the Sooke River shall be 10m;
 - (b) Minimum setback for buildings and structures from the Galloping Goose Trail and the Sooke Potholes Provincial Park shall be 10m.
- 25A.09 Separation of Buildings and Land Uses**
- (a) Tourist cabins and dormitories shall be separated from each other and from other buildings and structures by a minimum of 3m;
 - (b) Camping spaces shall be separated from each other and from buildings by a minimum of 9m;
 - (c) Dwelling units, short term use cottages, hotels, health spas, private clubs, and assembly uses shall be separated from sound stages, workshops, warehouses, materials yards, offices, and any other buildings associated with film production and management by a minimum of 30m.
- 25A.10 Short Term Use Cottage**
- (a) No person may occupy a short term use cottage more than six consecutive months in any calendar year;
 - (b) A building having a total floor area greater than 125m² may not be used as a short term use cottage.

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Juan de Fuca Land Use Bylaw

26.0 SOOKE BUSINESS PARK INDUSTRIAL ZONE - M-SBP

Bylaws 4187, 4316

26.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others are permitted in the Sooke Business Park Industrial (M-SBP) zone:

- (a) General industrial uses;
- (b) Business office and support services;
- (c) Athletic facilities;
- (d) Drive-in theatres;
- (e) Vehicle sales/rentals;
- (f) Equipment sales/rentals;
- (g) Auction rooms and places;
- (h) Unenclosed storage;
- (i) Retail sales of building and landscape supplies;
- (j) Retail sales accessory to a principal industrial use;
- (k) Cannabis Production – Commercial
- (l) One dwelling unit for the use of a caretaker accessory to a principal use.

Bylaw 4278

26.02 Prohibited Uses

- (a) Kennels;
- (b) Uses for which a permit is required under the or *Environmental Management Act* or Regulation;
- (c) Refuse and garbage dumps, including transfer stations;
- (d) Salvage yards, including auto salvage;
- (e) The burning of vehicles and other salvage.

26.03 Minimum Lot Size for Subdivision Purposes

The minimum lot size shall be 900 m².

26.04 Minimum frontage for Subdivision Purposes

The minimum lot frontage shall be 16 m.

26.05 Minimum Lot Width for Subdivision Purposes

The minimum average lot width shall be 16 m.

26.06 Number of Dwelling Units

One dwelling unit accessory to a principal use per lot is permitted.

26.06A Maximum Floor Area

The maximum floor area of a caretaker's suite shall be 90 m².

Bylaw 4290

26.07 Height

- (a) Maximum height shall be 14 m for all buildings and structures;
- (b) Maximum height of any unenclosed storage use shall be 3.5 m within 30 m of a Residential Zone, Multiple Family Residential Zone, Commercial Zone, Rural Zone, Agricultural Zone or Institutional Zone.

26.08 Lot Coverage

Maximum lot coverage shall be 60 percent.

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26.09 **Required Yards**

- (a) Front yards shall be a minimum of 7.5 m;
- (b) Side yards shall be a minimum of 4.5 m except:
 - (i) where the lot abuts a Residential, Rural Residential, or Multiple Family Residential Zone, the side yard shall be a minimum of 15 m;
 - (ii) where the lot abuts an Industrial Zone, the side yard may be 0 m;
 - (iii) where the lot abuts any other Zone, the side yard shall be a minimum of 3 m;
- (c) Flanking yards shall be a minimum of 6 m CTS;
- (d) Rear yards shall be a minimum of 7.5 m, except:
 - (i) where a rear lot line abuts a Residential, Rural Residential, or Multiple Family Residential Zone the rear yard shall be a minimum of 15 m;
 - (ii) where a rear lot line abuts an Industrial Zone, the rear yard may be reduced to not less than 4.5 m.

26.10 **Parking Setback**

For lots not fronting a public highway, parking spaces provided in accordance with this Bylaw may be located within the front yard setback.

26.11 **Storage**

Storage shall not be permitted in required yards adjacent to any Residential or Multiple Family Residential Zone.

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Juan de Fuca Land Use Bylaw

27.0 GENERAL INDUSTRIAL ZONE - M-2

27.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others are permitted in the General Industrial M-2 Zone:

- (a) General Industrial Uses excluding:
 - (i) Uses for which a permit is required under the Waste Management Act or Regulation;
 - (ii) Refuse and garbage dumps;
 - (iii) The burning of vehicles and other salvage;
- (b) Offices accessory to the principal use;
- (c) Drive-in theatres;
- (d) Vehicle Sales/rentals;
- (e) Equipment Sales/rentals;
- (f) Bulk fuel sales;
- (g) Auction rooms and places;
- (h) Retail sales of lumber and/or building supplies;
- (i) Gravel processing;
- (j) One dwelling unit for the use of a caretaker;
- (k) Unenclosed storage.

27.02 Minimum Lot Size for Subdivision Purposes

The minimum lot size shall be 900m².

27.03 Minimum frontage for Subdivision Purposes

The minimum lot frontage shall be 16m.

27.04 Minimum Lot Width for Subdivision Purposes

The minimum average lot width shall be 16m.

27.05 Number of Dwelling Units

One dwelling unit per lot is permitted.

27.06 Height

- (a) Maximum height shall be 14m for all buildings and structures;
- (b) Maximum height of any unenclosed storage use shall be 3.5m within 30m of a Residential Zone, Multiple Family Residential Zone, Commercial Zone, Rural Zone, Agricultural Zone or Institutional Zone.

27.07 Lot Coverage

Maximum lot coverage shall be 60 percent.

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Juan de Fuca Land Use Bylaw

27.08 Required Yards

- (a) Front yards shall be a minimum of 7.5m;
- (b) Side yards shall be a minimum of 4.5m, except:
 - (i) when the lot abuts a Residential, Rural Residential, or Multiple Family Residential Zone, the side yard shall be a minimum of 15m;
 - (ii) when the lot abuts an Industrial Zone, the side yard may be zero;
 - (iii) when the lot abuts any other Zone, the side yard shall be a minimum of 3m;
- (c) Flanking yards shall be a minimum of 6m CTS;
- (d) Rear yards shall be a minimum of 7.5m, except:
 - (i) where a rear lot line abuts a Residential, Rural Residential, or Multiple Family Residential Zone the rear yard shall be a minimum of 15m;
 - (ii) where a rear lot line abuts an Industrial Zone, the rear yard may be reduced to not less than 4.5m.

27.09 Storage

Storage shall not be permitted in required yards adjacent to any Residential or Multiple Family Residential Zone.

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28.0 INDUSTRIAL SAWMILL ZONE – M-3

Bylaw 4316

28.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and buildings are permitted in the Industrial Sawmill M-3 zone:

- (a) Sawmills on a permanent foundation and enclosed in a building;
- (b) Lumber milling, processing and storage;
- (c) Processing and manufacturing of wood products, including the making of cabinets, furniture, plywood, lath and particle board, and the manufacturing of modular or pre-fabricated homes and structures, excluding pulp and paper mills;
- (d) Log storage and sorting;

Accessory Uses:

- (a) Accessory retail and wholesale sale of lumber processed on site;
- (b) Accessory retail and wholesale sale of wood products manufactured on site;
- (c) Offices accessory to a principal use;
- (d) Accessory buildings and structures pursuant to Part 1, Section 4.01.

28.02 Minimum Lot Size for Subdivision Purposes

The minimum lot size for subdivision purposes shall be 8 ha.

28.03 Maximum Floor Area

The maximum total floor area of all buildings shall be 5000 m².

28.04 Height

The maximum height shall be 11 m for all principal buildings and structures.

28.05 Required Yards

- (a) Buildings shall be set back at least 30 m from parcel boundaries.
- (b) Storage of any material shall not be permitted within 30 m from the parcel boundaries.

28.06 Storage

Storage shall not be permitted in required yards.

28.07 Lot Coverage

- (a) The maximum lot coverage (buildings and structures) shall be 10%.
- (b) The maximum area to be used for an industrial sawmill operation including storage of materials) is 15% of the parcel.

28.08 Screening

- (a) A vegetative screen shall be located and maintained along the entire length of parcel boundaries.
- (b) This vegetative screen shall consist of coniferous vegetation native to the region that is not less than 2 m high, not less than 15 m deep, and spaced not more than 2 m apart.

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29.0 RURAL INDUSTRIAL ZONE - M-RU

Bylaw 4423

29.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and buildings are permitted in the Rural Industrial (M-RU) zone:

- (a) General industrial uses;
- (b) Industrial sawmill and associated log storage and sorting, lumber milling, processing, and storage;
- (c) Business office and support services;
- (d) Athletic facilities;
- (e) Personal services;
- (f) Unenclosed storage;
- (g) Retail sales of building and landscape supplies;
- (h) Retail sales accessory to a principal industrial use;
- (i) Retail sales of vehicle accessory parts;
- (j) One dwelling unit for the use of a caretaker accessory to a principal use.

29.02 Prohibited Uses

Despite Section 29.01, the following uses are prohibited in the Rural Industrial (M-RU) zone:

- (a) Refuse and garbage dumps, including transfer stations;
- (b) Salvage and wrecking yards, including auto salvage and wrecking;
- (c) The burning of vehicles and other salvage.

29.03 Minimum Lot Size for Subdivision Purposes

- (a) The minimum lot size for subdivision purposes shall be 1.7 ha.

29.04 Lot Coverage

- (a) The maximum lot coverage shall be 25%.

29.05 Number of Dwelling Units

- (a) The maximum number of dwelling units for the use of a caretaker accessory to a principal use shall be 1.

29.06 Maximum Floor Area

- (a) The maximum floor area ratio of buildings and structures shall be 0.4.
- (b) The maximum floor area of a caretaker's suite shall be 110 m².

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29.07 Height

- (a) The maximum height shall be 14.0 m for all principal buildings and structures.
- (b) The maximum height of any unenclosed storage use shall be 3.5 m within 30 m of a Residential Zone, Multiple Family Residential Zone, Commercial Zone, Rural Zone, Agricultural Zone or Institutional Zone.

29.08 Required Yards

- (a) Front yards shall be a minimum of 7.5 m;
- (b) Side yards shall be a minimum of 6 m, except:
 - i. where the lot abuts a Residential, Rural Residential, Rural, or Multiple Family Residential zone, the side yard shall be a minimum of 15 m;
 - ii. where the lot abuts an Industrial Zone, the side yard may be 0 m;
- (c) Flanking yards shall be a minimum of 7.5 m CTS.
- (d) Rear yards shall be a minimum of 15 m, except:
 - i. where a rear lot line abuts an Industrial Zone, the rear yard may be reduced to not less than 4.5 m.

29.09 Storage

- (a) Storage shall not be permitted in required yards adjacent to any Residential, Rural Residential, Rural, or Multiple Family Residential Zone.

29.10 Screening

- (a) Where the lot abuts a public highway, or a Residential, Rural Residential, Rural or Multiple Family Residential Zone, a vegetative screen shall be located and maintained along the entire length of parcel boundaries.
- (b) The vegetative screen shall consist of coniferous vegetation native to the region that is not less than 2 m high, space not more than 2 m apart, and not less than 15 m deep on any portion of the lot that abuts a Residential, Rural Residential, Rural or Multiple Family Residential, and not less than 7.5 m deep on any portion of the lot that abuts a public highway.

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Juan de Fuca Land Use Bylaw

30.0 PUBLIC RECREATION ZONE - P-1

30.01 Permitted Uses

In addition to the used permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others shall be permitted in the Public Recreation P-1 Zone:

- (a) Public parks;
- (b) Playgrounds;
- (c) Civic uses accessory to public parks;
- (d) Publicly-owned assembly uses accessory to parks;
- (e) Golf Courses;
- (f) Private Clubs;
- (g) Camp Grounds;
- (h) Dormitories as part of an institutional camp;
- (i) Amusement Facility, Outdoor.

30.02 Minimum Lot Size for Subdivision Purposes Minimum lot size shall be 4ha, except public parks and playgrounds, for which there is no minimum size.

30.03 Minimum Frontage for Subdivision Purposes Minimum frontage shall be 16m.

30.04 Minimum Lot Width for Subdivision Purposes Minimum average lot width shall be 16m.

30.05 Density of Development

- (a) Accommodation for no more than 16 guests per hectare in dormitories;
- (b) No more than 16 camping spaces per hectare; or
- (c) When the above accommodation types are mixed, densities equivalent to (a) and (b) above will be permitted based on the proportion of lot area devoted to each type.

30.06 Height Maximum height shall be 12m.

30.07 Size of Camping Spaces A camping space shall be a minimum of 110m².

30.08 Yard Requirements

- (a) Front yards shall be a minimum of 7.5m;
- (b) Side yards shall be a minimum of 6m;
- (c) Flanking yards shall be a minimum of 6m CTS;
- (d) Rear yards shall be a minimum of 10m.

30.09 Separation Space Separation space between dormitories shall be a minimum of 3m; separation between camping spaces, or between camping spaces and structures, shall be not less than 6m.

Schedule "A" of Capital Regional District Bylaw No. 2040
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31.0 COMMUNITY FACILITY ZONE - P-2

31.01 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 Community Facility P-2 Zone:

- (a) Churches;
- (b) Civic Uses;
- (c) Assembly Uses;
- (d) Community Care Facility;
- (e) Theatres, except commercial movie theatres;
- (f) Cemeteries;
- (g) One dwelling unit as accessory use to a church use;
- (h) Country Market as accessory use to permitted civic uses.

Bylaw 2378

31.02 Minimum Lot Size for Subdivision Purposes Minimum lot size shall be 900m².

31.03 Minimum Frontage for Subdivision Purposes Minimum lot frontage shall be 16m.

31.04 Minimum Lot Width for Subdivision Purposes Minimum average lot width shall be 16m.

31.05 Lot Coverage Maximum lot coverage shall be 40 percent.

31.06 Height Maximum height shall be 12m.

31.07 Yard Requirements

- (a) Front yards shall be a minimum of 7.5m;
- (b) Side yards shall be a minimum of 6m;
- (c) Flanking yards shall be a minimum of 6m CTS;
- (d) Rear yards shall be a minimum of 10m.

31.08 Special Regulations

- (a) A one-family dwelling unit shall be subject to the regulations of the Village Residential 1 Zone - R-1;
- (b) A dwelling unit may be attached to a church.

Bylaw 2233

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

31A.0 COMMUNITY FACILITY CAMP BARNARD ZONE - P-2CB

Bylaw 3857

31A.01 Zone Application

For the purposes of this Bylaw, the Community Facility Camp Barnard Zone (P-2CB) applies only to Section 12, Otter District, except that part in Plans 5502 and 29472 and Lot 1, Section 12, Otter District, Plan 5502, except that part in Plan 23399 and Section 53, Otter District.

31A.02 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 Community Facility Camp Barnard Zone:

Principal Uses:

- (a) Assembly Uses;
- (b) Camping Spaces;
- (c) Recreation Vehicles Pads, for temporary accommodation;
- (d) Dormitory;
- (e) Lodges;
- (f) Silviculture;

Accessory Uses:

- (g) Residential uses as accessory use to the Assembly Use;
- (h) Ancillary accessory uses to the Assembly Use.

31A.03 Minimum Parcel Size for Subdivision Purposes

Minimum parcel size shall be 54 ha.

31A.04 Lot Coverage

Maximum parcel coverage shall be 40 percent.

31A.05 Height

Maximum height shall be 12 m.

31A.06 Yard Requirements

- (a) Front yards shall be a minimum of 7.5 m;
- (b) Side yards shall be a minimum of 6 m;
- (c) Flanking yards shall be a minimum of 6 m CTS;
- (d) Rear yards shall be a minimum of 10 m.

31A-07 Special Regulations

- (a) One one-family dwelling unit as accessory use to the assembly use on either Section 12, Otter District, except that part in Plans 5502 and 29472 and Lot 1, Section 12, Otter District, Plan 5502, except that part in Plan 23399;
- (b) One one-family dwelling unit as accessory use to the assembly use on Section 53, Otter District;
- (c) Temporary on-site parking for events;
- (d) Total Floor Area for all buildings and structures is not to exceed 4,445 m².

Schedule "A" of Capital Regional District Bylaw No. 2040
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31B.0 COMMUNITY FACILITY – HERITAGE LIGHTHOUSE ZONE - P-2L

Bylaw 4097

31B.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 Community Facility – Heritage Lighthouse P-2L zone:

- (a) Heritage Lighthouse Facility and Interpretive Uses;
- (b) Assembly Uses;
- (c) Retail sales as accessory to a heritage lighthouse facility;
- (d) One dwelling unit for a caretaker as accessory to a heritage lighthouse facility.

31B.02 Minimum Parcel Size for Subdivision Purposes

Minimum parcel size shall be 2 ha.

31B.03 Lot Coverage

Maximum lot coverage shall be 40%.

31B.04 Height

Maximum height shall be 12 m.

31B.05 Yard Requirements

- (a) Front yards shall be a minimum of 7.5 m;
- (b) Side yards shall be a minimum of 6 m;
- (c) Flanking yards shall be a minimum of 6 m CTS;
- (d) Rear yards shall be a minimum of 10 m.

31B.06 Special Regulations

- (a) Heritage lighthouse and mechanical equipment are not subject to yard requirements.
- (b) Maximum floor area of dwelling unit for caretaker is 90 m².

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32.0 PUBLIC UTILITY ZONE - P3

32.01 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 Public Utility P-3 Zone:

- (a) Public Utility Uses and Buildings;
- (b) Public Storage and Works Yards;
- (c) Public Log Dump;
- (d) Solid Waste Management Site excluding Landfill.

32.02 Minimum Lot Size for Subdivision Purposes Minimum lot size shall be 900m².

32.03 Minimum Frontage for Subdivision Purposes Minimum frontage shall be 16m.

32.04 Minimum Lot Width for Subdivision Purposes Minimum lot width shall be 16m.

32.05 Height Maximum height shall be 12m.

32.06 Yard Requirements

- (a) Front yards shall be a minimum of 7.5m;
- (b) Side yards shall be a minimum of 6m;
- (c) Flanking yards shall be a minimum of 6m CTS;
- (d) Rear yards shall be a minimum of 10m.

32.07 Required Yards

- (a) Front yards shall be a minimum of 7.5m;
- (b) Side yards shall be a minimum of 6m, except:
 - (i) when the lot abuts a Residential, Rural Residential, or Multiple Family Residential Zone, the side yard shall be a minimum of 15m;
 - (ii) when the lot abuts an Industrial Zone, the side yard may be zero;
 - (iii) when the lot abuts any other zone, the side yard shall be a minimum of 3m;
- (c) Flanking yards shall be a minimum of 6m CTS;
- (d) Rear yards shall be a minimum of 10m, except that adjacent to an Industrial Zone, the rear yard may be reduced to not less than 4.5m.

32.09 Storage Storage shall not be permitted in required yards adjacent to any Residential or Multiple Family Residential Zone.

Schedule "A" of Capital Regional District Bylaw No. 2040
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32A.0 JUAN DE FUCA PUBLIC SERVICE BUILDING - P4

Bylaw 3870

32A.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 are permitted in the Juan de Fuca Public Service Building P-4 Zone:

- (a) Business Office and support services;
- (b) Assembly uses;
- (c) Civic uses;
- (d) Commercial uses including retail sales and restaurant uses;
- (e) Enclosed and unenclosed storage;
- (f) Recreation; and
- (g) Vehicle parking

32A.02 Minimum Lot Size for Subdivision Purposes

Minimum lot size is 900 m².

32A.03 Lot Coverage

Lot coverage shall not exceed 50 percent.

32A.04 Height

Maximum height shall be 12 m.

32A.05 Yard Requirements

- (a) Front yards shall be a minimum of 3 m
- (b) Side yards shall be 0 m;
- (c) Flanking yards shall be a minimum of 3 m CTS
- (d) Rear yards shall be a minimum of 3 m

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33.0 COMPREHENSIVE DEVELOPMENT 1 ZONE - CD-1

Bylaw 2951

The purpose of the CD-1 Zone is to allow the construction of:

- (a) destination resort complex with hotel or lodge buildings containing 85 suites, 15 short term use cottages, a restaurant and accessory facilities;
- (b) a total of 127 one family dwellings;
- (c) a nine-hole golf course with accessory facilities;
- (d) a 115 berth private marina with accessory facilities; and
- (e) private utility.

33.01 Permitted Uses

In addition to the uses permitted in Section 4.15 of this Bylaw, no uses other than the following are permitted in the CD-1 Zone:

- (a) In the area marked "A" ("Area A") as shown shaded on the map attached as Schedule 2 to this bylaw, a destination resort complex consisting of:
 - (i) hotel or lodge;
 - (ii) short term use cottage;
 - (iii) meeting room;
 - (iv) one family dwelling;
 - (v) restaurant;
 - (vi) licensed establishment;
 - (vii) health spa;
 - (viii) gift shop;
 - (ix) boat moorage and rentals and docks accessory to the hotel or lodge use;
 - (x) accessory uses to the above permitted uses; and
 - (xi) private utility.
- (b) In the area marked "B" ("Area B") shown shaded on the map attached as Schedule 3 to this bylaw:
 - (i) one family dwelling;
 - (ii) home based business category one; *Bylaw 3705*
 - (iii) one project management suite;
 - (iv) nine-hole golf course;
 - (v) linear trail or pathway system and park;
 - (vi) accessory uses to one family dwelling use;
 - (vii) private utility; and
 - (viii) storage yard, screened.
- (c) In the area marked "C" ("Area C") as shown shaded on the map attached as Schedule 2 to this bylaw:
 - (i) marina (private);
 - (ii) parking lots accessory to the golf course use permitted within Area "B" and accessory to the marina use permitted in this area;
 - (iii) linear trail or pathway system and park;
 - (iv) uses accessory to the marina use including office, tackle shop, coffee bar, change room and washroom facilities and caretaker suite;
 - (v) club house use accessory to the golf course use permitted in Area "B" including a pro shop, coffee shop, licensed establishment, golf cart and pull cart storage, washrooms, locker room and child care facilities, storage of golf course maintenance products and equipment and accessory uses; and
 - (vi) private utility.

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(d) Special Use Regulations:

- (i) a short term use cottage must not be occupied by a person for more than six (6) months in any calendar year;
- (ii) no accessory buildings or structures are permitted within that part of Area "B" to the west of East Sooke Road and to the south of the driveway to the Marina as shown shaded on the map attached as Schedule 4.

33.02 Lot Size, Frontage, Width and Service Provisions for Subdivision Purposes

- (a) The minimum size of a lot that may be created by subdivision within this zone is as follows:
 - (i) 1,000 m² within Area "A" – for a one-family dwelling use. There is no minimum lot size for a use other than a one-family dwelling use.
 - (ii) 1,000m² within Area "B"; and
 - (iii) 1 hectare within Area "C".
- (b) The minimum lot frontage for the purpose of subdivision in Area "B" is 6 metres;
- (c) The minimum lot width for the purpose of subdivision in Area "B" is 20 metres; and
- (d) The owner of land being subdivided must:
 - (i) provide for each lot within the subdivision a water distribution system constructed in accordance with the standards established by the Board of the Capital Regional District; and
 - (ii) the water distribution system established under paragraph (a) shall be connected to a community water system operated by the Capital Regional District.
- (e) The requirements of paragraph (4) do not apply to the subdivision of the Silver Spray Lands until the creation by subdivision of the 21st residential lot. For certainty, this paragraph is not to be interpreted as impairing the authority of any statutory officer in public authority referred to in Part 6 of this Bylaw.

33.03 Density and Dimensions 1.06

- (a) The maximum densities of uses permitted in the CD-1 Zone are as follows:
 - (i) Hotel/Lodge - the hotel/lodge located within Area "A" must not contain more than 85 units;
 - (ii) Short Term Cottages - no more than 15 short term cottages each having a maximum floor area of 125m²;
 - (iii) One Family Dwelling Units -
 - (A) within Area "A" the maximum number of one family dwellings is 2;
 - (B) within Area "B" the maximum number of one family dwellings is 125.
 - (iv) Marina - the marina located within Area "C" must not include berths for more than 115 boats.
- (b) The maximum size of buildings permitted in the

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CD-1 Zone must not exceed:

- (i) a floor area ratio of 0.5 for residential buildings; or
 - (ii) a floor area ratio of 0.8 for commercial buildings in Area "A"; and
 - (iii) a maximum floor area of 500m² in Area "C".
- (c) The maximum number of lots that can be created by subdivision in Area "A" is 20 lots, including bare land strata lots, but not including any other strata lots within the hotel or lodge or short term use cottage that may be created pursuant to the *Strata Property Act*.

33.04 Height of Buildings

- (a) Subject to subparagraph (2), one family dwellings in the CD-1 Zone shall not exceed 9 metres in height;
- (b) One family dwellings constructed to the west of East Sooke Road and to the south of the driveway to the Marina situated facing Sooke Village as shown shaded on the Map attached as Schedule 4 shall not exceed 7 metres in height;
- (c) Commercial buildings in Area "A" of the CD-1 Zone shall not exceed 18 metres in height;
- (d) Commercial buildings in Area "C" of the CD-1 Zone shall not exceed 9 metres in height.

33.05 Setbacks

- (a) The minimum setbacks for buildings are:
 - (i) 15 metres from the natural boundary of the sea;
 - (ii) 30 metres from the boundary of any parcel located in the Agricultural Land Reserve or lesser distance with the concurrence of the Land Commission;
 - (iii) subject to subparagraph (5), 10 metres from the boundaries of the East Sooke Regional Park; and
 - (iv) 3 metres from each other for principal buildings and 1 metre from another building for accessory buildings and structures.
- (b) The setbacks set out in subparagraphs (1) (a) to (c) also apply to structures other than buildings;
- (c) The minimum setback of a septic tank from a watercourse is 15 metres;
- (d) The minimum setback of an absorption field is 30 metres from a stream;
- (e) Subject to subparagraphs (3) and (4) a private utility may be sited on any portion of a lot.

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33.06 Special Restrictions - Area "B"

- (a) No building or septic tank facility shall be located or constructed in Area "B" within the watershed of watercourses flowing into East Sooke Regional Park unless drainage is directed away from East Sooke Regional Park;
- (b) Buildings along the beach on the south side of Area "C" must not exceed 18 metres in width.

33.07 Special Restrictions - Area "C"

- (a) All accessory uses to the Marina (Private) use in Area "C" shall be located within a single building;
- (b) Area "C" must not be used for outdoor work on boats or equipment other than minor incidental repairs;

33.08 Landscaping and Screening

- (a) Golf Course
 - (i) The golf course use must be screened from adjacent residential uses outside the CD-1 Zone by a continuous planting of vegetation having a minimum width of 6 metres; and
 - (ii) the landscape buffer required under subparagraph (a) must include retention and maintenance of native trees and natural understorey vegetation.
- (b) Storage Areas
 - Outdoor storage, refuse disposal containers and above ground structures for services and utilities must be screened by a continuous planting of vegetation having a minimum width of 1.5 metres.
- (c) All required landscape screens must be maintained by adequate irrigation and replacement of dead or seriously distressed plants or trees.

33.09 Parking and Loading Spaces

For the purpose of providing parking under Part 3 of this Bylaw, a lodge shall be considered to be a motel.
Bylaw 2951

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34.0 RESTRICTED DEVELOPMENT – FLOOD HAZARD AREA – RD-1

Bylaw 4188

34.01 Permitted Uses

With the exception of those uses permitted by Part 1, Section 4.15, only those uses stated in this section are permitted in the Restricted Development – Flood Hazard Area (RD-1) zone:

- a) arts and culture;
- b) civic uses;
- c) convenience store;
- d) light industrial, on lots 4.0 ha or greater;
- e) offices;
- f) personal services;
- g) restaurants;
- h) retail stores, excluding gas bars, gas stations, or bulk fuel sales, auto repair and car wash, or any use for which a permit is required under the *Environmental Management Act or Regulation*;
- i) Silviculture, on lots 4.0 ha or greater;

Accessory Uses:

- j) storage and warehousing of forestry related products, on lots 4.0 ha or greater;
- k) buildings and structures accessory to the above permitted uses, pursuant to Part 1, Section 4.01.

Bylaw 4413

34.02 Prohibited Uses

In addition to the list of uses prohibited by Part 1, Section 4.09, the following uses are prohibited in the Restricted Development – Flood Hazard Area (RD-1) zone:

- a) any use or occupancy that provides for overnight accommodation.

34.03 Minimum Lot Size for Subdivision Purposes

Minimum lot size is 120 ha.

34.04 Lot Coverage

- (a) On parcels 2 ha or less, lot coverage shall not exceed 50 %.
- (b) On parcels greater than 2 ha, lot coverage shall not exceed 25 %.

34.05 Height

Maximum height shall be 12 m.

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34.06 Yard Requirements

- (a) On parcels 2 ha or less:
 - (i) Front yards shall be a minimum of 4.5 m CTS;
 - (ii) Side yards shall be 3.0 m;
 - (iii) Flanking yards shall be a minimum of 4.5 m CTS;
 - (iv) Rear yards shall be a minimum of 3.0 m.
- (b) On parcels greater than 2 ha:
 - (i) Front yards shall be a minimum of 7.5 m CTS;
 - (ii) Side yards shall be 6.0 m;
 - (iii) Flanking yards shall be a minimum of 7.5 m CTS;
 - (iv) Rear yards shall be a minimum of 10.0 m.
- (c) All setback requirements for new construction are subject to compliance with the BC Building Code, and, if required, a setback permit from the Ministry of Transportation and Infrastructure.
- (d) All new construction must meet the minimum flood construction level as determined by a qualified professional.

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PART 3 - PARKING AND LOADING REQUIREMENTS

- 1.0 An owner or occupier of land, a building or a structure shall at all times provide and maintain off-street parking and loading spaces for vehicles required by this Bylaw, Part 3, according to the class or classes of use to which the land, building or structure is put.
- 2.0 If a use is not listed in Section 5.0 of Part 3 of this Bylaw, the number of spaces required shall be calculated on the basis of the most similar use listed.
- 3.0 (1) Unless otherwise provided in Section 5.0 of Part 3 of this Bylaw, if a development contains more than one use or involves collective parking for more than one building or use, the total number of spaces shall be the sum of the various classes of uses calculated separately and any space required for one use shall not be included in the calculations for any other use.
- (2) Notwithstanding 3.0(1) above, if a development contains two uses for which, it can be demonstrated, the times of operation will not coincide, then the parking requirements for the two uses may be combined and the requirement for the use requiring the greater number of spaces shall apply.
- 4.0 Where the calculation of the total required spaces results in a fractional number, rounding off to the larger whole number shall apply.
- 5.0 Off-street parking spaces shall be provided and maintained according to the following classification of uses:

<u>Land Use</u>	<u>Parking Spaces Required</u>
Amusement Facility, Indoor	1 per 4 persons capacity
Amusement Facility, Outdoor	1 per 4 persons capacity
Animal Hospital, Veterinary Clinic, Kennels	1 per 2 employees + 3 per veterinarian
Apartment	1.5 per dwelling unit + 1 per 100m ² of floor area of building exceeding (60m ² x #units)
Aquaculture Processing Operations	1 per 2 employees counted as a total of 2 shifts but not less than 5 per establishment
Aquaculture Upland Support Services	1 per 2 employees counted as a total of 2 shifts but not less than 5 per establishment
Bed and Breakfast	1 per Bed and Breakfast Unit + 1 per employee
Building Materials Supply	1 per 2 employees plus 1 per 100m ² of covered sales and storage and feed and seed supply area
Business Office and Support Services:	Unless specifically mentioned elsewhere, as follows:
Single-tenant office	1 per 35m ² gross floor area
Multi-tenant office	1 per 30m ² gross floor area
Campground	1 per camping space + 2 spaces
Church	1 per 4 seats

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Convenience Store	1 per 15m ² gross floor area or 4 spaces, whichever is greater	
Country Inn	1 per sleeping unit + 1 per employee + 2 spaces per dwelling unit	
Marina	1 per 2 boat spaces plus 1 per 2 employees	<i>Bylaw 2018</i>
Cultural Facility (art gallery, museum, etc.)	1 per 40m ² gross floor area	
Dwelling, One-Family	2 per dwelling unit, and a driveway which provides access to a parking space may be considered as the provision of a second parking space that is in tandem and one additional off-road on-site space shall be provided for a secondary suite.	<i>Bylaw 2674</i>
Dwelling, Two-Family	2 per dwelling unit, and a driveway which provides access to a parking space may be considered as the provision of a second parking space that is in tandem, but the two units in a two family dwelling shall have separate parking spaces.	
Equipment Sales/Rentals	(See Retail Uses of the same size)	
Equestrian Riding Facility	5 plus 1 per 2 employees	<i>Bylaw 4422</i>
Food and Beverage Processing	1 per 2 employees	<i>Bylaw 4381</i>
Funeral Parlour	1 per 4 seats in chapel plus one per employee	
Gas Bar	1 per 2 employees	
Golf course	75 stalls	
Greenhouse & Plant Nurseries	1 per 15m ² gross floor area of retail sales building	
Health Services:		
General	(See Business Office uses)	
Doctors & Dentist offices	5 per doctor or dentist	
Heavy Equipment Sales/Rentals	1 per 2 employees + 1 per 100m ² sales floor	
Home Based Business Category 3	1 + 1 per employee	<i>Bylaw 3705</i>
Home Based Business Category 1	1 + 1 per employee	<i>Bylaw 3705</i>
Hospital, public	1 per 2 employees + 1 per 5 beds	

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Hospital, private	1 per 3 beds	
Hotel	1 per dwelling or sleeping unit + 1 per 3 seats Bar, cafe, etc.	
Household Equipment Repair	See Retail uses of the same size	
Industrial Sawmill	1 per 2 employees but not less than 5 per tenant or establishment	<i>Bylaw 4316</i>
Industrial Uses, General	1 per 2 employees counted as a total of 2 shifts but not less than 5 per tenant or establishment	
Industrial Uses, Light, and Warehousing	1 per 2 employees counted as a total of 2 shifts but not less than 5 per tenant or establishment	
Industrial Uses, Marine	1 per 2 boat spaces + 1 per 2 employees, but not less than 5 per establishment	
Licensed Premises	1 parking space per 3 seats	<i>Bylaw 2104</i>
Marina	1 per 2 boat spaces + 1 per 2 employees	
Motel	1 per dwelling or sleeping unit plus 1 per 3 seats bar, cafe, etc.	
Personal Services	(See Retail Stores)	
Private Clubs, Lodges	1 per 4 seats or 1 per 3.18m ² used by the patrons, whichever is greater	
Recreation Centre	1 per 10m ² ice area + 1 per 4m ² pool surface + 1 per 4 player capacity other sports	
Restaurant	1 per 3 seats	
Retail Store	0.75 per 10m ² gross floor area	<i>Bylaw 2104</i>
School, Elementary	1 per employee	
School, Secondary	1 per employee + 1 per 10 students	
Service Station	1 per 2 employees on duty + 2 per service bay	
Shopping Centre:		
- Neighbourhood	6.5 per 100m ² of gross leasable area;	
- Community	5.5 per 100m ² of gross leasable area;	
- Major	5.1 per 100m ² of gross leasable area up to 46,500m ² gross leasable area, then 4.3 per 100m ² for the area over 46,500m ² .	
Storage Yards	(See Industrial uses)	

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Theatre	1 per 4 seats
Theatre, Drive In	1 per 2 employees
Townhouse	1.5 per dwelling unit + 1 per 100m ² of floor area of the building which exceeds (60m ² x # units)
Vehicle and Equipment Repair	1 per service bay + 1 per 2 employees
Vehicle Sales/Rentals	1 per 70m ² sales floor + 1 per 2 employees
Wrecking Yard	(See Industrial Uses, General)

6.0 Location, Development and Maintenance Requirements for Public and Private Parking Areas

- (1) Parking facilities for all uses and structures shall be wholly provided on the same lot as the use or structure to be served;
- (2) No parking area shall be located within the required front yard for the Zone within which the lot is located. Where a parking area is located in a Residential Zone, a minimum side yard of 1.5m clear to the sky, exclusive of the parking area shall be provided;
- (3) In a Residential Zone, the parking area shall be no closer than 1.5m from any residential building;
- (4) Any area of a lot used for off-street parking shall be constructed so as to permit unobstructed access to and egress from each space at all times and shall be developed to ensure that adequate provision is made for access by vehicles to off-street parking spaces located in parking areas by means of unobstructed manoeuvring aisles as described in this Bylaw;
- (5) No parking space having direct access from a manoeuvring aisle that also serves as a means of access and egress to a lot in a Commercial Zone shall be located within 5.5m of the lot line common to the lot and to a street as measured along the centre of the access/egress drive;
- (6) Every off-street parking space provided or required on any lot located in any Residential Zone and the access thereto, shall be hard-surfaced, if the number of parking spaces exceeds two and if the access thereto is from a highway which is hard-surfaced;
- (7) Every off-street parking space provided or required of any lot located in a Commercial or Institutional Zone and the access thereto shall be hard-surfaced if the access thereto is from a highway which is hard-surfaced;
- (8) Every off-street parking space provided or required of a lot located in an Industrial Zone and the access thereto shall be hard-surfaced if such parking space lies in front of the principal building. Any parking area at the rear or the side of the principal building provided or required for off-street parking need not be hard-surfaced, but shall have a surface that will minimize the carrying of dirt or foreign matter from the lot to the highway;
- (9) For the purpose of subsections (6), (7), and (8), the term "hard-surfacing" shall have the meaning assigned to it in Section 15.0(2) of Part 3 of this Bylaw.

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7.0 Design and Dimensions of Off-Street Parking Spaces

- (1) The dimensions and design of all off-street parking spaces shall be in accordance with Ministry of Transportation and Infrastructure standards, as interpreted by the District;
- (2) An off-street parking area provided in conjunction with any Residential Use shall conform to the Ministry of Transportation and Infrastructure standards, provided that:
 - (a) up to 35 percent of the total required off-street parking spaces may be designed for small cars by reducing the depth of stall for 90 degree parking from 5.8m to 4.6m;
 - (b) small car spaces are clearly designated for that use.
- (3) An off-street parking area provided for any non-Residential land use shall conform to the standards contained in this Bylaw, Part 3, provided that:
 - (a) up to 30 percent of the total required off-street parking spaces may be designed for small cars, by reducing the depth of stall for 90 degree parking from 5.8m to 4.6m; and
 - (b) small car spaces are clearly designated for that use.
- (4) Notwithstanding the provisions of this Bylaw, where any parking space abuts any portion of a fence or structure the minimum stall width shall be increased by 30cm for that stall only.
- (5) Each parking space and manoeuvring aisle in all parking areas where required to be hard-surface, shall be surfaced with asphalt, concrete, or other dust free material, and include provision for adequate drainage.
- (6) The boundaries between each parking space shall be clearly delineated by means of painted lines on the parking surface or by means of vehicle stops.

8.0 Notwithstanding any other provision of this Bylaw, when off-street parking is being provided within a radius of 800m from the intersection of a controlled access highway with any other highway, approval of the Minister of Transportation and Infrastructure is required and a higher parking requirement may apply.

9.0 In any RM, RM-2, RM-3 or C-5 Zone, 0.3 spaces per unit of the required parking spaces shall be designated and clearly marked as "Visitor Parking" and shall be freely accessible at all times.

10.0 In any development requiring 25 or more parking spaces, accessible parking spaces clearly marked for the exclusive use of vehicles properly displaying a decal issued by the Disability Resource Centre, shall be provided on the following basis: *Bylaw 3705*

- (1) One disability space where 25 to 149 parking spaces are required;
- (2) Two disability spaces where 150 to 299 parking spaces are required;
- (3) One disability space for each additional 150 parking spaces or portion thereof above 300 spaces;
- (4) Each disability parking space shall be a minimum of 3.6m in width and shall occupy the nearest parking space to a building entrance that accommodates wheelchair access;
- (5) Drop curbs shall be provided on any curb between a disability parking space and the building entrance to accommodate wheelchair access.

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11.0 Off-street vehicular loading and unloading spaces shall be provided and maintained in accordance with the following requirements and classification of uses:

USE OF BUILDING SITE	TOTAL FLOOR AREA OF BLDG	SPACES
Retail store, industry or warehouse or similar use	Less than 454.5m ²	1
	454.5m ² to 2273m ²	2
	Each additional 2273m ² or fraction thereof	1+
Office building, place of public assembly, hospital, convalescent home, institution, club or lodge, public utility, school or similar use	Up to 2727m ²	1
	Each additional 2727m ² or fraction thereof	1+

12.0 Access to the loading space shall be so arranged that no backing or turning movements of vehicles going to or from the lot containing the use causes interference with traffic on the adjoining or abutting streets or lanes.

13.0 All loading and unloading spaces shall be located on the lot containing the use in such a way that all materials and commodities loaded or unloaded can be easily collected or distributed within the lot to or from all tenants or occupants.

14.0 Every loading and unloading space shall be of adequate size and with adequate access thereto, to accommodate the types of vehicles which will be loading and unloading, but in no case shall the space be less than 7.5m in length or than 3m in width or with less than 4.5m overhead clearance.

- 15.0 (1) Every off-street loading and unloading space provided or required in any zone and the access thereto shall be hard-surfaced, if the access thereto is from a street or lane which is hard-surfaced;
- (2) For the purposes of this subsection "hard-surfaced" shall mean the provision of a durable, dust-free road surface constructed of concrete, asphalt or similar material, and including provision for adequate drainage;
- (3) Notwithstanding anything contained in this subsection, if the street or lane from which access is available to any required loading or unloading space to a building or a dock is hard-surfaced after the time at which the loading or unloading space is provided or required, such loading or unloading space including the access thereto shall forthwith be hard-surfaced.

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PART 4 - SIGNS

1.0 GENERAL PROVISIONS

1.01 PROHIBITION

- (1) No person shall erect, construct, place, use, maintain, display or cause to be constructed, erected, used, maintained, displayed or suffer to remain any sign which does not in all respects conform with the applicable requirements of this Bylaw.
- (2) Any sign of a type not specifically permitted by this Bylaw is prohibited.

1.02 SIGNS NOT PERMITTED

Without restricting the generality of Section 1.01(2) of Part 4 of this Bylaw, the following signs are prohibited in all sign areas:

- (a) Abandoned Signs;
- (b) Billboards;
- (c) Moving Signs;
- (d) Roof Signs;
- (e) Flashing Signs.

Bylaw 2104

1.03 SIGNS PERMITTED IN ALL SIGN AREAS

Signs of the following type are permitted in all sign areas:

- (a) "Circulation Sign", provided that:
 - (i) the copy area does not exceed 0.2m² in area;
 - (ii) it contains no advertising of any kind;
- (b) "Directional Sign", provided that:
 - (i) the copy area does not exceed 0.2m² in area;
 - (ii) it contains no advertising of any kind;
- (c) "Election Sign", provided that"
 - (i) the copy area does not exceed 3.0m² in area;
 - (ii) it is limited to one sign per candidate or cause per highway frontage;
 - (ii) it is temporary in nature;
- (d) "Fence Sign", provided that the copy area does not exceed 0.2m² in area;
- (e) "Real Estate Sign", provided that:
 - (i) the copy area does not exceed 0.6m² in area;
 - (ii) it is not located within 3.0m from a side lot line;
- (f) "Trespass Sign", provided that the copy area does not exceed 0.2m² in area;
- (g) "Home Identification Signs" as defined by this bylaw;

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- (h) "Information Signs" provided that:
- (i) the information provided thereon is of a public service nature;
 - (ii) the copy area of the signs does not exceed 0.1m² *Bylaw 2104*
- (i) Open House Sign (Real Estate), provided that:
- (i) the copy area does not exceed 0.4m²;
 - (ii) the sign may be displayed daily from 9:00 a.m. to 5:00 p.m. and shall be removed after each day of business;
 - (iii) the maximum number of signs allowed be limited to three per open house. *Bylaw 2335*

1.04 ELECTRONIC MESSAGE CENTRE SIGN

For the purpose of this bylaw, an electronic message centre sign will be permitted provided that:

- (a) it is not used as a separate independent sign but is physically integrated into the copy area of a sign permitted in this bylaw;
- (b) it does not exceed 50 percent of the copy area of a sign permitted in this bylaw;
- (c) the message loop does not exceed 6 seconds in duration;
- (d) the message loop does not operate in a moving horizontal (left to right or right to left message) or a moving vertical manner (up or down message);
- (e) it is located only in Sign Area C and on a lot where there are at least 3 tenants or businesses sharing an integrated unit;
- (f) for the purpose of this bylaw a time and temperature digital sign is not considered an electronic message centre sign provided that the copy area does not exceed 1m² in area.

1.05 PERMITS

- (1) No person shall commence or cause to be commenced the erection, construction, relocation or alteration of a sign unless he has applied for and obtained a permit from the Juan de Fuca Community Planning Department, who, after ascertaining that such work and sign intended to be erected, constructed, relocated or altered, conforms in all respects with the provisions of this Bylaw, shall issue the permit on payment of the fee prescribed in Schedule C of this Bylaw. *Bylaw 3705*
- (2) Notwithstanding 1.05(1), no permit is required for the erection, construction, relocation or alteration of a sign which is within one of the following types of signs:
- | | |
|------------------------------|---------------------------------------------------------------------------------------------------|
| (a) Circulation Sign | (f) Real Estate Sign |
| (b) Directional Sign | (g) Trespass Sign |
| (c) Election Sign | (h) Window Sign |
| (d) Fence Sign | (i) Information Sign (i.e. No Parking, Garage Sale, Bazaars, etc. being under 0.2m ²) |
| (e) Home Identification Sign | |

1.06 STRUCTURAL STANDARDS

Notwithstanding any provision of this Bylaw, Part 4, the Juan de Fuca Community Planning Department may require as a condition of the issuance of a permit, that all drawings and specifications be prepared and signed by, and the construction carried out under the supervision of an architect or professional engineer. *Bylaw 3705*

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1.07 PERMIT APPLICATION

Every applicant for a sign permit shall submit to the Juan de Fuca Community Planning Department an application in writing accompanied by plans showing: *Bylaw 3705*

- (a) the dimensions of the sign
- (b) the size of the copy area of the sign
- (c) the overall height of the sign and the amount of clearance beneath it, both measured from finished grade;
- (d) the proposed location of the sign in relation to the boundaries of the lot upon which it is to be situated;
- (e) the proposed location of the sign in relation to the face of the buildings upon or in front of which it is to be affixed and in relation to exits or entrances.

1.08 APPROVAL

Juan de Fuca Community Planning Department shall consider the application and if it is in order and conforms to all applicable provisions of this Bylaw, and where the applicant for a permit or permits has paid the fees prescribed, the permit or permits, for which the application has been made, shall be issued. *Bylaw 3705*

1.09 MAINTENANCE

The appearance of all signs, including all metal parts and supports, shall be maintained in a clean and neatly painted condition.

1.10 VISIBILITY

Notwithstanding anything in this Bylaw, no sign shall be constructed or placed in a position which is likely to block, obstruct, or interfere with a motorist's view of other traffic, pedestrians, or traffic control devices and no illuminated sign shall be of such intensity and/or location that it interferes with a drivers vision after dark. *Bylaw 2104*

1.11 INSPECTION AND ENFORCEMENT

The staff of the Juan de Fuca Community Planning Department may enter on any property at all reasonable times to ascertain whether the regulations contained herein are being observed. Quality control of the workmanship and general appearance of the sign is to be approved by the Juan de Fuca Community Planning Department, and any dispute arising between the Applicant and the Juan de Fuca Community Planning Department can be appealed to the Juan de Fuca Land Use Committee for recommendation to the Regional Board. *Bylaw 3705*

1.12 SIGN AREAS

- (1) For the purpose of this bylaw, the Electoral Area is divided into the following Sign Areas A, B, and C each area being classified in accordance with the sign usage permitted and assigned to it. Sign Areas A, B, and C are composed of lands located in the Electoral Area and which have been divided into land use zone as established by Part 2 of this Bylaw. *Bylaw 3705*

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- (a) "Sign Area A" consists of all those lands within the following land use zones established by Part 2 of this Bylaw:

RURAL WATERSHED	
RESOURCE LAND	<i>Bylaw 3759</i>
RURAL A	
FORESTRY	
AGRICULTURAL	
RURAL RESIDENTIAL A	<i>Bylaw 3705</i>
RURAL RESIDENTIAL ORVEAS BAY	<i>Bylaw 3705</i>
RURAL RESIDENTIAL WOLF ISLAND	<i>Bylaw 3857</i>
RURAL RESIDENTIAL 1	
RURAL RESIDENTIAL 2	
RURAL RESIDENTIAL 2A	<i>Bylaw 3705</i>
WILDWOOD TERRACE 1	<i>Bylaw 3759</i>
WILDWOOD TERRACE 2	<i>Bylaw 3759</i>
WILDWOOD TERRACE 3	<i>Bylaw 3759</i>
WILDWOOD TERRACE 4	<i>Bylaw 3759</i>
JORDAN RIVER HAMLET	<i>Bylaw 3759</i>
RURAL RESIDENTIAL 3	
RURAL RESIDENTIAL 4	
RURAL RESIDENTIAL 5	
RURAL RESIDENTIAL 6	
VILLAGE RESIDENTIAL 1	
VILLAGE RESIDENTIAL 2	
VILLAGE RESIDENTIAL 3	

- (b) "Sign Area B" consists of all those lands within the following land use zones established by Part 2 of this Bylaw:

APARTMENT
MOBILE HOME PARK
TOWNHOUSE

- (c) "Sign Area C" consists of all those lands within the following land use zones established by Part 2 of this Bylaw:

NEIGHBOURHOOD COMMERCIAL	
VILLAGE COMMERCIAL	
SERVICE COMMERCIAL	
NEIGHBOURHOOD PUBLIC HOUSE	<i>Bylaw 2104</i>
APARTMENT COMMERCIAL	
MARINE COMMERCIAL	
LOW INTENSITY COMMERCIAL RECREATION (CABIN) 1	
RURAL COMMERCIAL RECREATION (CAMPGROUND) 2	
INTENSIVE COMMERCIAL RECREATION 3	
COUNTRY INN 4	
LIGHT INDUSTRIAL	
GENERAL INDUSTRIAL	
GENERAL INDUSTRIAL MEDICAL MARIHUANA	<i>Bylaw 3923</i>
HEAVY INDUSTRIAL	
MARINE INDUSTRIAL	

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PUBLIC RECREATION COMMUNITY FACILITY COMMUNITY FACILITY CAMP BARNARD PUBLIC UTILITY	<i>Bylaw 3857</i>
JUAN DE FUCA PUBLIC SERVICE BUILDING WILDWOOD TERRACE TOURIST COMMERCIAL WILDWOOD TERRACE NEIGHBOURHOOD COMMERCIAL	<i>Bylaw 3870</i> <i>Bylaw 3759</i> <i>Bylaw 3759</i>
JORDAN RIVER DESTINATION RESORT JORDAN RIVER HAMLET COMMERCIAL	<i>Bylaw 3759</i> <i>Bylaw 3759</i>

2.0 SIGN AREA A

2.01 PERMITTED USES

In addition to the signs permitted by Section 1.03 of Part 4 of this Bylaw, the following signs and no other shall be permitted in Sign Area A:

- (a) One Home Based Business Sign *Bylaw 3705*
- (b) One temporary sign

2.02 NUMBER OF SIGNS

- (1) One Home Based Business Sign per lot, identifying a business carried on the same lot. *Bylaw 3705*
- (2) One temporary sign for each highway on which the lot fronts.

2.03 HOME BASED BUSINESS

Bylaw 3705

- (1) No part of the sign shall exceed a height of 2m above the finished grade. *Bylaw 2104*
- (2) No copy area shall exceed 0.4m² if one sided or 0.4m² per side for a two sided sign.

2.04 TEMPORARY SIGN

- (1) The copy area shall not exceed 2m² if one sided or 2m² per side for a two sided sign.
- (2) The display of a temporary sign shall be limited to a six month period at the expiration of which the permittee shall remove the sign.

2.05 GENERAL REGULATIONS

- (1) Unless otherwise permitted, signs shall be located in the front yard portion of a lot.
- (2) No sign which requires a permit shall be placed or erected on a lot within 3m from any lot line abutting a highway.
- (3) No sign which requires a permit shall be located within 3m of a side lot line.
- (4) In the case of a lot that is bounded by two or more highways, no part of a sign will be nearer to the point of intersection of the boundaries of any of such highways than a distance of 3m.
- (5) No sign shall be located on a building wall facing a side or rear lot line where the adjacent property is located in Sign Area A or B.
- (6) No sign shall be located in a side yard or rear yard of a lot where the adjacent property is located in Sign Area A or B.
- (7) Neon signs are not permitted. *Bylaw 2104*

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3.0 SIGN AREA B

3.01 PERMITTED SIGNS

In addition to the signs permitted by Section 1.03 of Part 4 of this Bylaw, the following signs and no others shall be permitted in Sign Area B.

- (a) Free-standing sign
- (b) Facia sign
- (c) Temporary sign.

3.02 NUMBER OF SIGNS

- (1) One free-standing sign or one facia sign per lot identifying a business carried on the same lot.
- (2) One temporary sign for each highway on which the lot fronts.

3.03 FREE-STANDING SIGNS

- (1) No sign shall exceed a maximum height of 3m from finished grade.
- (2) The copy area shall not exceed 1m² if one sided or 1m² per side for a two sided sign.

3.04 FACIA SIGNS

- (1) The copy area shall not exceed 0.6m² for each metre of horizontal building face with a maximum of 1m² in area.
- (2) No sign shall exceed the width of the wall it is attached to.

3.05 TEMPORARY SIGNS

- (1) The copy area shall not exceed 2m² if one sided or 3m² per side for a two sided sign.
- (2) The display of a temporary sign shall be limited to a six month period at the expiration of which the permittee shall remove the sign.
- (3) No temporary sign shall be lighted.

3.06 GENERAL REGULATIONS

- (1) Unless otherwise permitted, signs shall be located in the front yard portion of a lot.
- (2) No sign shall project into or over a highway right-of-way.
- (3) No sign which requires a permit shall be located within 3m of a side lot line.
- (4) In the case of a lot or lot that is bounded by two or more highways, no part of a sign will be nearer to the point of intersection of the boundaries of any such highways than a distance of 3.0m.
- (5) No sign shall be located on a building wall facing a side or rear lot line where the adjacent property is located in Sign Area A or B.
- (6) No sign shall be located in a side yard or rear yard of a lot where the adjacent property is located in Sign Area A or B.

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4.0 SIGN AREA C

4.01 PERMITTED SIGNS

In addition to the signs permitted by Section 1.03 of Part 4 of this Bylaw, the following signs and no others shall be permitted in Sign Area C.

- (a) Free-standing sign;
- (b) Projecting sign;
- (c) Facia sign;
- (d) Canopy sign;
- (e) Wall sign;
- (f) Marquee sign;
- (g) Temporary sign;
- (h) Portable sign;
- (i) Time and temperature digital sign;
- (j) Window sign.

4.02 NUMBER OF SIGNS

- (1) One free-standing sign or one projecting sign per lot, identifying a business or businesses carried on the same lot;
- (2) One facia sign or canopy sign per building face;
- (3) One wall sign per building on a lot;
- (4) One marquee sign per customer entrance to the premises in which the business is carried on;
- (5) One temporary sign for each highway on which the lot fronts;
- (6) One portable sign per lot.

4.03 FREE-STANDING SIGNS

- (1) On any lot where there are two or less businesses or services located, the following shall apply:
 - (i) No part of a sign shall exceed a height of 6.0m above finished grade.
 - (ii) No copy area shall exceed 5m² for a one sided sign and 5m² per side for a two sided sign.
- (2) On any lot where there are three or more businesses or services located, the following shall apply:

- (i) Maximum Copy Area:

<u>Total Floor Area of the Building or Buildings Per Lot</u>	<u>Maximum Copy Area</u>
0 - 3,000m ²	5m ²
3,001 - 7,000m ²	10m ²
7,001 - 17,000m ²	15m ²
+ 17,000m ²	20m ²

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(ii) Maximum Height:

<u>Total Floor Area of the Building or Buildings Per Lot</u>	<u>Maximum Height</u>
0 - 3,000m ²	6m
3,001 - 7,000m ²	7.5m
7,001 - 17,000m ²	9m
+ 17,000m ²	10m

4.04 PROJECTING SIGNS

- (1) The copy area shall not exceed 3m² for a one sided sign and 3m² per side for a two sided sign.
- (2) No projecting sign shall be erected or maintained from the front or face of a building for a horizontal distance parallel to the ground of more than 1m.
- (3) No part of the projecting sign shall be less than 2.5m vertically distant above the ground above which it is located.

4.05 FACIA SIGNS

- (1) The copy area shall not exceed 0.6m² for each metre of horizontal building face.
- (2) No sign shall exceed the width of the wall to which it is attached.

4.06 CANOPY SIGNS

- (1) The copy area shall not exceed 0.6m² for each metre of horizontal canopy face.
- (2) If overhanging a sidewalk or entrance to a building the canopy shall have a minimum clearance of 2.5m from the finished grade.

4.07 WALL SIGNS

The copy area shall not exceed twenty-five percent of the total exposed area of the wall, including openings, upon which the sign is painted.

4.08 MARQUEE SIGNS

- (1) The copy area shall not exceed 1m² if one sided and 1m² per side for a two sided sign.
- (2) No part of the sign shall be less than 2.5m above the finished grade.

4.09 TEMPORARY SIGNS

- (1) The copy area shall not exceed 3m².
- (2) The display of such a sign shall be limited to a six month period at the expiration of which the permittee shall remove the sign.

4.10 PORTABLE SIGNS

- (1) The copy area shall not exceed 3m² if one sided or 3m² per side if two sided.
- (2) The duration of the display of a portable sign shall be specified in a sign permit, with the display of such sign not exceeding a period of six months at which time the sign shall be removed.

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4.11 TIME AND TEMPERATURE DIGITAL SIGN

The copy area shall not exceed 1.0m² in area.

4.12 WINDOW SIGN

The copy area shall not exceed fifty percent of the window area of a building.

4.13 GENERAL REGULATIONS

- (1) Unless otherwise permitted, signs shall be located in the front yard portion of a lot.
- (2) No sign shall project into or over a highway right-of-way.
- (3) No sign which requires a permit shall be located within 3m of a side lot line.
- (4) In the case of a lot or lot that is bounded by two or more highways, no part of a sign shall be nearer to the point of the intersection of the boundaries of any such highways than a distance of 3.0m.
- (5) No sign shall be located in a side yard or rear yard of a lot where the adjacent property is located in Sign Area A or B.

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PART 5 - FLOODPLAIN MANAGEMENT

1.0 FLOODPLAIN DESIGNATION

The following land is designated as Floodplain:

- (1) Land lower than the Flood Construction Levels specified in Section 2.0(1) of Part 5 of this Bylaw;
- (2) Land within the Floodplain Setbacks specified in Section 2.0(2) of Part 5 of this Bylaw.

2.0 FLOODPLAIN SPECIFICATIONS

(1) Flood Construction Levels

The following elevations are specified as Flood Construction levels, except that where more than one Flood Construction Level is applicable, the higher elevation shall be the flood construction level:

- (a) 3 meters above the Natural Boundary of Kirby Creek, Muir Creek, Tugwell Creek, DeMamiel Creek, Sooke River, or Jordan River;
- (b) 1.5 meters above the Natural Boundary of the sea, any other watercourse, lake, marsh, or pond;

(2) Floodplain Setbacks

The following distances are specified as Floodplain Setbacks, except that where more than one floodplain setback is applicable, the greater distance shall be the floodplain setback:

- (a) 30 meters from the natural boundary of Kirby Creek, Muir Creek, Tugwell Creek, DeMamiel Creek, Sooke River, or Jordan River;
- (b) 15 meters from the Natural Boundary of the sea, or any other watercourse;
- (c) 7.5 meters from the Natural Boundary of a lake, marsh, or pond;
- (d) 7.5 meters from any dike right-of-way, or structure for flood protection or seepage control;
- (e) Where the building site is at the top of a steep bank (30 degrees or more from horizontal) and where the toe of the bank is subject to erosion and is closer than 15 meters from the natural boundary of the sea, the setback shall be a horizontal distance from the Top of Bank equal to 3 times the height of the bank as measured from the toe of the bank.

3.0 APPLICATION OF FLOODPLAIN SPECIFICATIONS

(1) Pursuant to Section 910 of the *Local Government Act*, after a bylaw has specified Flood Construction Levels and Floodplain Setbacks: *Bylaw 3705*

- (a) The underside of any floor system, or the top of any pad supporting any space or room, including a manufactured home, that is used for dwelling purposes, business, or the storage of goods which are susceptible to damage by floodwater shall be above that specified level; and
- (b) any landfill required to support a floor system or pad shall not extend within any setback from a watercourse or body of water specified by the bylaw or the Minister of Environment, Lands and Parks;

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- (2) Structural support or compacted landfill or a combination of both may be used to elevate the underside of the floor system or the top of the pad above the Flood Construction Levels specified in Section 2.0(1) of Part 5 of this Bylaw. The structural support and/or landfill shall be protected against scour and erosion from flood flows, wave action, and other debris;
- (3) The Building Inspector, or such person appointed by the Board of the Capital Regional District may require that a British Columbia Land Surveyor's certificate be required to verify compliance with the Flood Construction Levels and Floodplain Setbacks specified in Sections 2.0(1) and 2.0(2) of Part 5 of this Bylaw. The cost of verification shall be assumed by the land owner.

4.0 GENERAL EXEMPTIONS

Pursuant to Section 910(5) of the *Local Government Act*, the General Exemptions which have been approved by the Minister of Environment are provided for information purposes on Schedule D of this Bylaw. *Bylaw 3705*

5.0 SITE-SPECIFIC EXEMPTIONS

Bylaw 3705

A property owner must submit an application to the Capital Regional District for a site-specific exemption, which includes:

- A Certificate of Title and copies of all encumbrances issued within the last 30 days.
- Site plan of the property indicating locations for and dimension of existing and proposed buildings, location of natural boundary of watercourse or body of water, required setbacks.
- Report from a Qualified Professional outlining the site is safe for the intended use and recommending any measures to mitigate impacts on the watercourse.

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PART 6 - SUBDIVISION SERVICING REQUIREMENTS

1.0 APPLICATION FOR SUBDIVISION APPROVAL

1.01 The approval procedure and all other subdivision requirements shall be those as enforced by the Ministry of Transportation and Infrastructure unless otherwise stated in this Bylaw.

2.0 GENERAL REQUIREMENTS AND STANDARDS

2.01 Services

(a) All works and services to be constructed and installed to serve any proposed subdivision of any lands shall be constructed and installed according to the provisions and standards prescribed in Sections 3.0 to 9.0 inclusive of Part 6 of this bylaw and as required by the Environmental Health Officer at the expense of the owner of the lands proposed to be subdivided prior to the approval of such subdivision, unless:

- (i) the owner of the land deposits with the Approving Officer, Ministry of Transportation and Infrastructure, security in the form of a letter of credit in the amount of 120% of the estimated cost of all works and services required pursuant to this bylaw; and
- (ii) the owner of the land enters into an agreement with the Ministry of Transportation and Infrastructure to construct and install the prescribed works and services by a specified date or forfeit the amount secured by the performance guarantee to the Ministry of Transportation and Infrastructure.

(b) In cases where community water systems are involved, the applicant shall install services of a capacity and design, prescribed in this bylaw, to serve adequately all lots that could be created under the maximum sub-division allowed for the remainder of the lot being subdivided.

3.0 HIGHWAYS

3.01 The minimum width of any highway in any proposed subdivision shall be 20m except:

- (a) where the Approving Officer deems a lesser minimum width better suited to use or to local conditions: or
- (b) where a highway is a frontage road it shall have a minimum width of 15m, (unless the Approving Officer deems a lesser minimum width better suited to use or to local conditions); or
- (c) where a highway is a lane, when it shall have a minimum width of 10m; or
- (d) where the highway is a partial width highway.

3.02 Lanes shall be provided where terrain and natural features render vehicular access practicable and where:

- (a) they form an extension of any existing system of lanes; or
- (b) the Approving Officer deems it necessary to provide secondary access in order that reasonable traffic flow can be assured on the main highway.

3.03 Where practicable any lots created by subdivision which have frontage on a highway designated as a controlled access highway pursuant to the *Transportation Act*, must be provided with access to another highway. *Bylaw 3705*

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- 3.04 Subject to the *Transportation Act* and to the *Land Title Act*, where any subdivision contains lots less than 90m in width, intersecting highways shall be dedicated at intervals not greater than 400m and on the same side of the existing lateral highway and beginning at any existing lateral highway, except:
- Bylaw 3705*
- (a) where difficult terrain or other natural features render vehicle access impracticable; or
- (b) where the pattern of existing subdivision makes the provision of such access unnecessary.
- 3.05 Where a subdivision has frontage on a Major Road, intersecting roads shall not be permitted at intervals less than 200m and on the same side of said Major Road and beginning at any existing lateral road, except:
- (a) where difficult terrain or other natural features render compliance impracticable; or
- (b) where the frontage of the lot being subdivided is less than 200m, not more than one intersecting access road will be permitted.
- 3.06 (a) In Residential R-2, Residential R-3, Rural Residential 1 RR-1, Rural Residential RR-2, Rural Residential RR-3, Rural Residential RR-5, and Rural Residential RR-6 Zones, where a proposed subdivision has frontage on a Major Road, all lots less than 2ha in size created by subdivision may be required to have frontage on a highway dedicated by the same Plan of Subdivision;
- (b) The Approving Officer may waive strict compliance with Section 3.06(a) above where difficult terrain, other natural features, or established legal boundaries make strict compliance impracticable.
- 3.07 In any proposed subdivision, a highway which is a cul-de-sac shall:
- (a) have a terminal area for a turn-around, the size of which shall be determined by the Approving Officer having regard to the local snow, terrain and soil conditions, provided that any such area shall be large enough to contain a circle with a radius of 15m; and
- (b) have a maximum length of 150m; dead end roads over 150m in length shall be provided with a secondary access road for emergency vehicles.
- 3.08 The number of highway intersections within a subdivision shall be kept to a minimum, and, where practicable:
- (a) Y-shaped intersections shall be avoided;
- (b) T-shaped intersections shall be used when the intersecting highway is to carry a small amount of local traffic;
- (c) intersections with more than four legs shall be avoided;
- (d) intersections shall not be located in or near sharp curves or near the crest of any rise or hill.
- 3.09 Unless extremely difficult terrain or the pattern of existing subdivision precludes it, a minimum of 15m of an intersecting leg shall be as close to right angles as practicable with the intersected highway. This distance shall be measured at the boundary of the intersecting leg on the side of the contained angle.
- 3.10 Walkways shall be dedicated where they are needed to provide pedestrian access to schools, playgrounds, shopping centres, transportation, beaches and other community facilities, or for proper circulation of pedestrian traffic.

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- 3.11 In considering the sufficiency of highway allowances shown on a subdivision plan, the Approving Officer shall consider local climatic conditions, the topography of the lands proposed to be subdivided and of adjoining lands, and the possible need for on-street parking.
- 3.12 Parameters for various design speeds shall be according to the Ministry of Transportation and Infrastructure highway engineering branch design manual.
- 3.13 Minimum roadway and right-of-way widths shall be provided as follows:

<u>Classification</u>	<u>Sub-class</u>	<u>Right-of-way Width*</u>	<u>Roadway Width</u>	<u>Pavement Width</u>
Collector	Network	20m	11m	9m
Local	Local through roads	20m	10m	9m
	No through roads**	20m	8.5m	7.5m
	Strata	works + 1m	8.5m	7.5m

* Right-of-way width shall be as indicated plus 3m beyond cuts and fills as required

** Dead end roads over 150m in length shall be provided with a secondary access route for emergency vehicles

- 3.14 Highways within the subdivision shall be adequately drained in accordance with the standards prescribed in Schedule E of this Bylaw. *Bylaw 3705*
- 3.15 All construction practice and procedure shall be generally to the standard of the Ministry of Transportation and Infrastructure General Specifications.

4.0 DEVELOPMENT OF SERVICES AND UTILITIES

- 4.01 Approval of a subdivision plan shall not imply that the District or Ministry of Transportation and Infrastructure will construct or expend public funds on any highway, whether dedicated or otherwise.
- 4.02 Access from a highway to each and every lot being created by subdivision must be practical and reasonable and the Approving Officer may require the applicant to provide evidence from a qualified person indicating the feasibility of constructing a driveway to each lot.
- 4.03 Where a subdivision is traversed by a water course, drainage way or stream, a drainage right-of-way shall be provided along such water course, drainage way or stream, or its or their planned alignment of a width deemed necessary by the Approving Officer for construction, maintenance, conservation or beautification purposes.

5.0 STREET LIGHTING

- 5.01 The owner of land in a Fire Protection District shall provide street lighting according to the standards prescribed in this Section in the following cases: *Bylaw 3705*
- (a) upon approval of subdivision within a Fire Protection District, on all dedicated highways, highway intersections and extensions of existing highways created by the subdivision; and *Bylaw 3705*
- (b) on a highway immediately adjacent to the Land, upon issuance of a building permit for development of the Land.

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5.02 Street lighting required by this section may be incorporated into existing utility poles in accordance with good current engineering practice, and in compliance with B.C. Hydro standards. Approval of B.C. Hydro or any other utility whose poles are used for this purpose shall be obtained by the owner. Where existing utility poles are used, the owner shall arrange with B.C. Hydro to install the lighting using B.C. Hydro standard luminaries. The owner shall pay all charges levied by B.C. Hydro for the installation.

5.03 Without limiting Sections 5.01 and 5.02, the following standards shall apply:

- (a) Light source to be high pressure sodium (HPS) luminaries;
- (b) Ballasts shall be 120 volt supply and have 55 VAC lamp voltage, and shall be auto regulating type with class H insulation;
- (c) Individual instant on/off photocell control shall be provided on all street lighting;
- (d) Minimum height of luminaries shall be 9m from finished grade where the configuration of the utility pole allows for this height;
- (e) Refractor shall be polycarbonate type 440 series;
- (f) Bracket length supporting the luminaire over the road surface shall vary depending on the pole-to-road distance and the overhang shall be a maximum of 1.5m;
- (g) at all locations, luminaire mounting heights and lateral spacing is to be adjusted wherever reasonably possible to make maximum use of B.C. Hydro poles;
- (h) Where street lighting is required, and a suitable B.C. Hydro pole is not available, all required overhead street lighting installation shall be provided by the owner. Poles added by the owner which are not the property of the utilities shall not be located beneath the B.C. Hydro lines or within 3 meters of any power lines. Where the Approving Officer requires, the owner shall employ the services of a Professional Electrical Engineer or design a street lighting system, satisfactory to the Approving Officer, that complies with the B.C. Hydro standards and the standards of the Illuminating Engineering Society of North America;
- (i) Average horizontal illumination levels, minimum lamp sizes and spacing between luminaries (approximate) shall be:

Road Classification	Illumination (LUX)	Lamp Size (Watts)	Spacing (m)
Major	15	150	50
Collector	10	150	60
Local	6	100	60

- (j) If underground services are to be installed by the owner, then the owner shall employ the services of a professional electrical engineer to design a street lighting system satisfactory to the Approving Officer, that shall comply with the B.C. Hydro standards, where applicable, and the standards of the Illuminating Engineering Society of North America and be approved by B.C. Hydro.

6.0 WATER

6.01 Notwithstanding the minimum lot sizes specified in Part 2 of this Bylaw, a community water system shall be provided for subdivisions creating lots less than 2ha in size where, in the opinion of the Environmental Health Officer:

- (a) individual wells are incompatible with septic tanks; or
- (b) there is not an available and proven source of potable water of 1400 litres per day.

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- 6.02 Where a subdivision is not served by a community water system, each lot shall be required to have a proven source of potable water of at least 1400 litres per day.
- 6.03 Without limiting the generality of this Section, the Approving Officer may refuse to approve a subdivision intended to be served by a community water system if he is satisfied that the subdivision will injuriously reduce the quantity of water normally available to established users of water from the community water system.
- 6.04 The design of any community water system to serve the subdivision shall be in accordance with the requirements of any authority having jurisdiction over the system pursuant to:
- (a) the *Health Act*, the *Energy Act*, the *Water Utility Act*; or *Bylaw 3705*
 - (b) the *Health Act* and the *Water Act*, when an improvement district has an applicable subdivision bylaw pursuant to the *Local Government Act* or the *Water Act*; or *Bylaw 3705*
 - (c) the *Health Act* and the *Local Government Act*, when the District has an applicable bylaw setting out the terms and conditions of any extension to its community water system; as the case may be. *Bylaw 3705*
- 6.05 Public access to lakes shall not be closer than 300m to the water intake of a community water supply.
- 6.06 The community water system approved pursuant to Section 6.04 shall be constructed as approved, provided however that a subdivision may be approved prior to the construction of the community water system, if an arrangement ensuring such construction satisfactory to the Approving Officer has been made with the appropriate water improvement district, but in no case shall the subdivision be approved before the plans for the community water system have been approved.
- 6.07 In all zones, where subdivision is based on a community water system the applicant shall cause sufficient watermains, hydrants, and their appurtenances to be installed from an existing District watermain to provide an adequate supply of water to service the subdivision.
- 7.0 ON-SITE SEWAGE DISPOSAL**
- 7.01 In zones requiring each lot to contain on-site sewerage system, the system must comply with the *Public Health Sewerage System Regulations*. *Bylaw 3705*
- 8.0 DRAINAGE**
- 8.01 Drainage shall be required where necessary to ensure that the subdivision will be suited to the use to which it is intended or where in the opinion of the Approving Officer, it is necessary for the protection of the established amenities of adjoining or adjacent properties.
- 9.0 INSTALLATION OF WORKS AND SERVICES**
- 9.01 Services shall be installed in accordance with the approved engineering plans and no departure shall be allowed unless approved in writing by the Approving Officer. The applicant's professional Engineer shall lay out and supervise the installation of works to be installed by the applicant, and upon completion of the works shall submit an "as constructed" drawing to the Approving Officer.
- 9.02 The applicant shall deposit with the Approving Authority a maintenance bond in a form satisfactory to the Approving Officer and for an amount equal to ten percent of the cost of all works and services installed in a subdivision for a period of one year after the installation of such works and service.

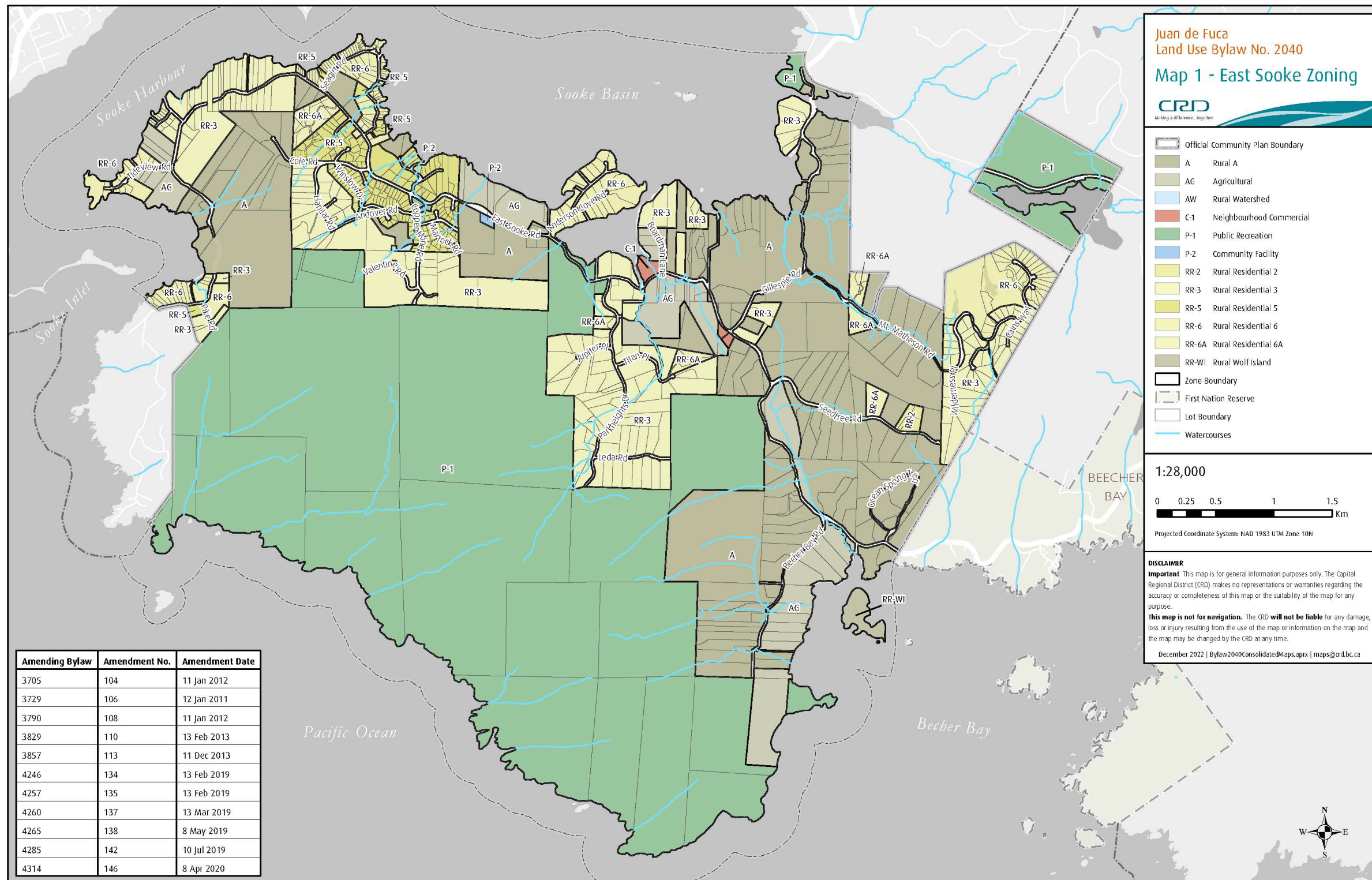
Schedule "B" of Capital Regional District Bylaw No. 2040
Juan de Fuca Land Use Bylaw

SCHEDULE B ZONING MAPS
ZONING MAPS FOR A PORTION OF THE JAUN DE FUCA ELECTORAL AREA

- Map 1 – East Sooke Zoning
- Map 2 – Otter Point Zoning
- Map 3 – Shirley Jordan River Zoning

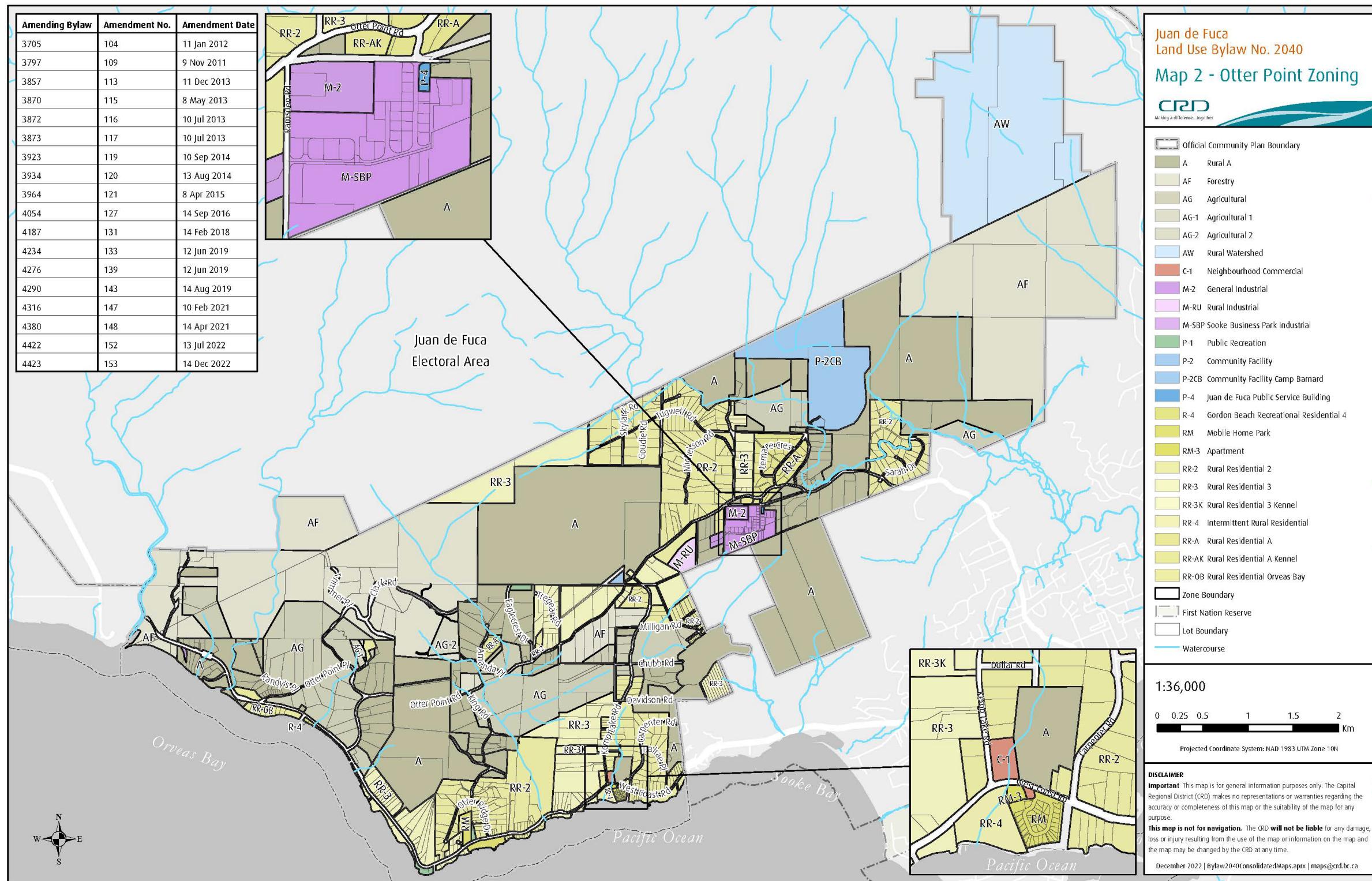
Bylaw 3705

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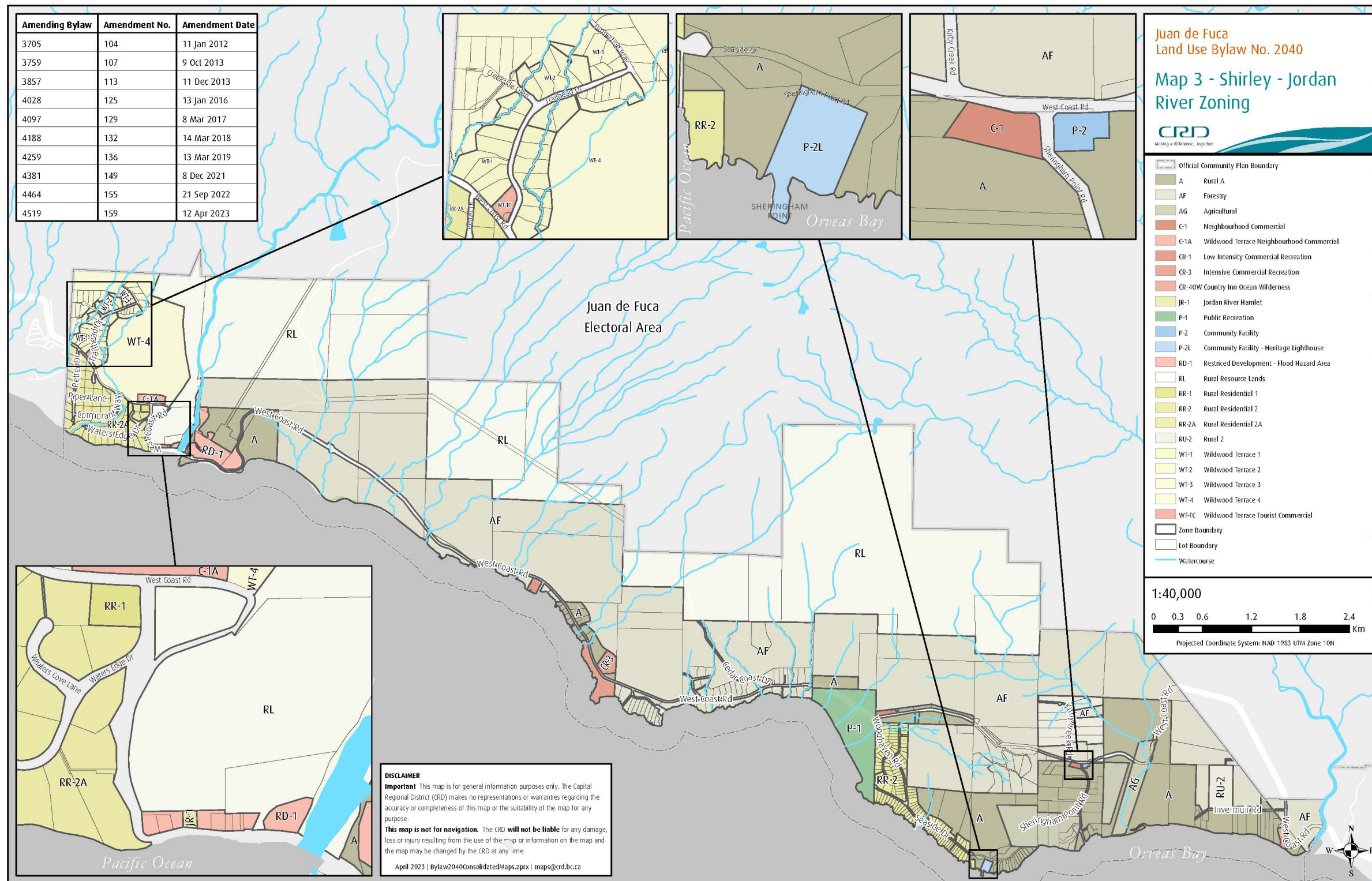


Amending Bylaw	Amendment No.	Amendment Date
3705	104	11 Jan 2012
3729	106	12 Jan 2011
3790	108	11 Jan 2012
3829	110	13 Feb 2013
3857	113	11 Dec 2013
4246	134	13 Feb 2019
4257	135	13 Feb 2019
4260	137	13 Mar 2019
4265	138	8 May 2019
4285	142	10 Jul 2019
4314	146	8 Apr 2020

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Schedule "C" of Capital Regional District Bylaw No. 2040
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SCHEDULE C SIGN PERMIT FEES

Bylaw 3705

<u>TYPE</u>	<u>AMOUNT</u>
a) Canopy Sign	\$20.00
b) Facia Sign	\$20.00
c) Free Standing Sign	
i) Copy area 3m ² or less in size	\$20.00
ii) Copy area greater than 3m ² in size	\$40.00
d) Marquis Sign	\$10.00
e) Portable Sign	\$20.00
f) Projecting Sign	\$15.00
h) Wall Sign	\$15.00
i) Alteration of a Sign	\$15.00
j) Where the proposed work includes the erection, alteration or addition of more than one sign, a separate permit shall be obtained for each sign.	
k) The permit fee shall be doubled for any sign erected or altered without a permit.	

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

**SCHEDULE D GENERAL EXEMPTIONS FROM THE FLOODPLAIN MANAGEMENT PROVISIONS
OF PART 5 OF THIS BYLAW**

Bylaw 3705

1. The following types of development are exempt from the requirement of Section 910(5) of the *Local Government Act*, as it pertains to the Flood Construction Levels specified in Section 2.0(1) of Part 5 of this Bylaw:
Bylaw 3705
 - (a) A renovation of an existing building or structure that does not involve an addition thereto;
 - (b) An addition to a building or structure that would increase the size of the building or structure by less than 25 percent of the floor area existing at the date of adoption of this Bylaw;
 - (c) That portion of a building or structure to be used as a carport, garage or entrance foyer;
 - (d) Farm buildings other than dwelling units and closed-sided livestock housing;
 - (e) On-loading and off-loading facilities associated with water-oriented industry and portable sawmills.

2. The following types of development are exempt from the requirement of 910(5) of the *Local Government Act*, as it pertains to the Flood Construction Levels specified in Section 2.0(1) of Part 5 of this Bylaw, subject to the following conditions:
Bylaw 3705
 - (a) Farm Dwelling Units: Farm dwelling units on lot sizes 8.1 hectares or greater, located within the Agricultural Land Reserve, shall be located with the underside of a wooden floor system or the top of the Pad of any Habitable Area (or in the case of a Manufactured Home or Unit the top of Pad or the ground surface on which it is located) no lower than 1.0 meter above the Natural Ground Elevation taken at any point on the perimeter of the building, or no lower than the Flood Construction Levels specified in Section 2.0(1) of Part 5 of this Bylaw, whichever is the lesser;
 - (b) Closed-sided Livestock Housing: Closed-sided livestock housing not behind Standard Dikes shall be located with the underside of the wooden floor system or the top of the Pad (or in the case of a Manufactured Home or Unit the top of Pad or the ground surface on which it is located) no lower than 1.0 meter above the Natural Ground Elevation taken at any point on the perimeter of the building, or no lower than the Flood Construction Levels specified in Section 2.0(1) of Part 5 of this Bylaw, whichever is the lesser;
 - (c) Industrial Uses: Industrial uses, other than main electrical switchgear, shall be located with the underside of a wooden floor system or the top of the Pad (or in the case of a Manufactured Home or Unit the top of a Pad or the ground surface on which it is located) no lower than the Flood Construction Levels specified in Section 2.0(a) of Part 5 of this Bylaw, minus Freeboard. Main electrical switchgear shall be no lower than the Flood Construction Level.

- 3.0 The following exemption from the requirement of 910(5) of the *Local Government Act*, as it pertains to developments adjacent to the sea, is permitted subject to the following conditions:
Bylaw 3705
 - (a) Developments adjacent to the Sea: Landfill or structural support for a coastal development or type of development shall be permitted a setback of 7.5 meters from the Natural Boundary of the sea where the sea frontage is protected from erosion by a natural bedrock formation or works designed by a Professional Engineer and maintained by the owner of the land.

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

SCHEDULE E STORM DRAINAGE STANDARDS

DEFINITIONS:

"Storm sewer runoff" means the collection and removal of waters from the roadway and includes such items as:

- (a) surface waters originating within the right-of-way; namely the roadbed, the median and contributing slopes;
- (b) surface waters originating outside the right-of-way and not captured by channels or a stream;
- (c) runoff waters entering the roadway from crossroads or streets;

"Minor System" means the road gutters, inlets, storm sewers and minor ditches;

"Major system" means the route followed by runoff when the capacity of the minor system is exceeded and generally includes the roadways and major channels. Storm water should be able to reach an outlet, when storm sewers are overloaded, without causing flooding to buildings or damage to property.

Storm sewer runoff should be determined by using the "rational" method which is given by the following formula:

$$Q = C I A/360$$

Q = discharge of watershed in cubic meters per second

C = surface water runoff coefficient

I = rainfall intensity in millimetres per hour based on time of concentration (Tc) to the desired point in the system

A = tributary area in hectares.

The intensity I is to be determined from IDF curves for the local area supplied by the Atmospheric Environmental Service and is dependent on the time of concentration.

The time of concentration is composed of two components. These are:

Inlet time - the time it takes water to reach the inlet from the furthest point in the tributary area and is to be 5 minutes for all calculations.

Pipe or channel flow time - determined using the Manning Formula (assuming the pipe is 2/3 full).

The intensity I is also dependent on the return period of the storm. The following return periods are to be used:

<u>Road Classification</u>	<u>Minor System</u>	<u>Major System</u>
Freeways and expressways	25 years	100 years
All other Highway	10 years	100 years

The coefficient of runoff C is to be based on projected land use as determined from Community and/or settlement plans.

Coefficients of Runoff

Commercial, Industrial and Institutional	0.9
Residential	0.6
Parks, Farmlands and other open lands	0.2

The Rational Method should not be used for drainage areas of 40ha or for retention facilities. In these cases the Ministry must approve the methodology.